



CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, May 5, 2026
7:00 PM

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

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

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

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

In Person at Council Chamber:

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

CALL TO ORDER

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

Resolution No. 2026-026
Ordinance No. 2306

REPORT ON CLOSED SESSION

AGENDA AMENDMENTS

CONSENT CALENDAR

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

City Council

1. Ratify Commission and Committee appointments

City Manager

2. Approve meeting minutes of March 31, 2026
3. Receive a report on the March 17, 2026 Strategic Plan Workshop outcomes,

updated City Council priorities for FY 2026/27, and priority projects

Community and Economic Development

4. Adopt Ordinance No. 2305 an ordinance of the City Council of the City of Pleasanton repealing and replacing chapter 18.110 of the Pleasanton Municipal Code concerning personal wireless service facilities

Fire

5. Adopt a resolution approving the Second Amendment to the Emergency Medical Services First Responder Advanced Life Support (FRALS) Agreement between the City and the County of Alameda

Library and Recreation

6. Adopt a resolution authorizing the submittal of an application to the Alameda County Transportation Commission for Measure BB Funds for the Pleasanton Rides Door-to-Door senior transportation program

Police

7. Adopt Ordinance No. 2304 amending Ordinance No. 2238 to amend the Pleasanton Police Department's Military Equipment Use Policy to add equipment to the Policy's Military Equipment Inventory

Public Works

8. Adopt Resolutions preliminarily approving Engineer's Reports and ordering Proposition 218 Assessment Ballot Proceedings for the Ponderosa-Del Prado Landscape Maintenance District 2026-1 and Bonde Ranch Landscape Maintenance District 2026-2; and setting July 21, 2026, at 7:00 p.m. for the public hearing

MEETING OPEN TO THE PUBLIC

9. Oath of Office for new Commission and Committee members
10. 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.

11. Introduction of proposed Memorandum of Understanding between the City of Pleasanton and the Pleasanton Police Officers' Association with term ending May 31, 2029

12. Receive an update on the Police Department's operations, services and activities

MATTERS INITIATED BY COUNCIL

COUNCIL REPORTS

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

CITY MANAGER UPDATES

ADJOURNMENT

Notice

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

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

Accessible Public Meetings

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

May 5, 2026
City Council

TITLE: RATIFY COMMISSION AND COMMITTEE APPOINTMENTS

SUMMARY

The City solicited applications to fill vacancies for expiring committee and commission terms in February and March 2026. Applications were received and screened for eligibility, and interviews were held. The Mayor makes a selection for each appointment, which are listed in Attachment 1.

RECOMMENDATION

Ratify Commission and Committee appointments.

BACKGROUND

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

DISCUSSION

The following commissions and committees are included in the recommendation for appointment: the Bicycle, Pedestrian, and Trails Committee; the Energy and Environment Commission; the Library Commission; and the Parks and Recreation Commission.

The appointments for ratification are listed in Attachment 1. Adult members are eligible to serve a four-year term, and youth members are eligible to serve a two-year term.

EQUITY AND SUSTAINABILITY

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

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton Citywide strategic plan strategy of *Optimizing Our Organization*, Strategy 4 - Evaluate the organization's structure of community engagement opportunities, such as commissions and committees, to improve information sharing, optimize staff efficiency, and provide greater service to the community.

FISCAL IMPACT

Members may be eligible to receive stipends for meetings attended.

Submitted by:

A handwritten signature in blue ink, appearing to read "Jack Balch", written over the printed name.

Jack Balch, Mayor

Attachments:

1. Spring 2026 Recruitment Appointments

Spring 2026 Appointments

APPOINTMENT

TERM

Bicycle Pedestrian and Trails Committee

Regular Member – Nathan Harold

5/1/2026 – 4/30/2030

Energy and Environment Commission

Regular Member – Josh Chanin

5/1/2026 – 4/30/2030

Alternate Member at large (Adult) – Jennifer Miller

5/1/2026 – 4/30/2030

Youth Member – Michael Demczuk

5/1/2026 – 4/30/2028

Library Commission

Regular Member – Sima Tavares

5/1/2026 – 4/30/2030

Parks and Recreation Commission

Regular Member – Rahul Kulkarni

5/1/2026 – 4/30/2030

Youth Member – Adam Dreyfus

5/1/2026 – 4/30/2028



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, March 31, 2026
3:00 PM**

CALL TO ORDER

Mayor Balch called the Special Meeting Closed Session of the City Council to order at the hour of 3:00 p.m. from the City Council Conference Room located at 200 Old Bernal Avenue.

ROLL CALL

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

1. Public Comment – Comments are limited to only those items listed on the agenda.
Mayor Balch opened public comment. There being no speakers, Mayor Balch closed the public comment.

ADJOURN TO CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS - Gov't Code Section 54957.6:
Agency designated representatives: Xaviera Scoggins, Tim Davis (Burke, Williams & Sorensen, LLC)
Employee Organization: Pleasanton Police Officers Association
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Gov't Code Section 54956.8:
Property: 6601 Koll Center (aka "Sycamore Terrace"), Pleasanton, CA (APN: 946-4557-20-3)
Agency Negotiator: Gerry Beaudin, City Manager; Alexa Jeffress, Assistant City Manager
Negotiating Parties: West State Company, a California Limited Partnership Under Negotiation: Price and terms of payment
4. THREAT TO PUBLIC SERVICES OR FACILITIES (Training and Information) - Gov't Code section 54957(a):
Consultation with: Tracy Avelar, Police Chief

REPORT ON CLOSED SESSION

City Attorney Sodergren reported that there was no reportable action.

ADJOURNMENT

Mayor Balch adjourned the meeting at 6:15 p.m.

Jocelyn Kwong, City Clerk

May 5, 2026
City Manager

TITLE: RECEIVE A REPORT ON THE MARCH 17, 2026 STRATEGIC PLAN WORKSHOP OUTCOMES, UPDATED CITY COUNCIL PRIORITIES FOR FY 2026/27, AND PRIORITY PROJECTS

SUMMARY

On March 17, 2026, the City Council held a Strategic Plan Workshop to review implementation progress, introduce the Strategic Plan Dashboard, and provide direction on City Council priorities and priority projects for the upcoming fiscal year.

Through two structured exercises, City Council:

- Confirmed and refined priority strategies for FY 2026/27; and
- Provided input on the Priority Project List (Attachment 1), including potential tier adjustments and identification of new projects.

This report summarizes those outcomes and presents:

- Six updated City Council Priority Strategies; and
- Recommended priority project updates, including two new projects and proposed adjustment of existing Priority Projects based on City Council input and preliminary staff evaluation.

RECOMMENDATION

Receive the March 17, 2026 Strategic Plan Workshop outcomes and:

1. Adopt the six updated City Council Priority Strategies for FY 2026/27; and
2. Confirm two new priority projects: Project #83 – Residential Sports Court Ordinance and Project #84 – North Arroyo Trails Project.

BACKGROUND

The ONE Pleasanton Five-Year Strategic Plan (FY 2023/24 – FY 2027/28), adopted in October 2023, is the City’s first comprehensive, citywide Strategic Plan. The Strategic Plan was developed to move the City away from ad hoc decision-making and priority-setting by establishing five strategic goals and 47 strategies to guide City operations, service delivery, and capital investment over the five-year period.

During the first three years of implementation, the City Council identified seven strategies to focus priority attention and ensure alignment among policy direction, staffing capacity, and

fiscal resources. As the City enters the final two years of the Strategic Plan (FY 2026/27 – FY 2027/28), implementation structures are in place, with defined implementation actions, assigned department leads, and priority projects aligned with departmental work plans.

In July 2025, the City Council adopted a Project Prioritization Framework, categorizing all active City projects as Priority 1 (Must-Do), Priority 2 (Committed), Priority 3 (Strategic Pipeline), or Priority 4 (Deferred) to ensure fiscal capacity and staffing resources are directed toward the City’s highest priorities. The framework was adopted at a Project Prioritization Workshop on July 15, 2025.

The Strategic Plan Dashboard is the City’s formal quarterly reporting tool. The dashboard integrates all five goals, 47 strategies, and associated Priority Projects into a unified reporting framework that provides transparency to the City Council, staff, and the community. The FY 2025/26 Q2 (October–December 2025) dashboard was presented to the City Council at the March 17, 2026, workshop.

The March 17, 2026, workshop represents the first annual strategic review under this framework and was intentionally aligned with the budget development cycle so that City Council direction can inform FY 2026/27 work plans and resource allocation.

DISCUSSION

Workshop Overview

The March 17, 2026, workshop provided an opportunity for the City Council to:

- Review implementation progress through the Strategic Plan Dashboard;
- Confirm or refine priority strategies for the upcoming fiscal year; and
- Provide feedback on the full Priority Project List (approximately 82 projects).

City Council direction on priorities is reflected in this report. Feedback on projects reflects City Council input and interest; final prioritization will be brought back following staff evaluation of feasibility, resource capacity, and alignment with strategic priorities.

Exercise 1 – City Council Priority Strategies

City Council reviewed the seven existing FY 2025/26 City Council Priority Strategies and provided direction on whether to reaffirm, remove, or add to the list for FY 2026/27. The target range was four to seven priority strategies.

Removal of Emergency Preparedness as a City Council priority

For the emergency preparedness strategy (Goal D, Strategy 1 – Assess the City’s overall emergency preparedness capabilities, resources, and tools and implement changes as needed), the City Council noted that key milestones have been achieved, including completion of two Emergency Operations Center (EOC) activation exercises in 2025. The work will continue through departmental work plans and no longer requires elevated, City Council-level prioritization, as it is ongoing.

Reaffirmation and refinements to remaining priorities

All remaining six strategies were reaffirmed with the following noted refinements:

- Goal A, Strategy 2 (New Revenue Sources): broadened interpretation to explicitly include cellular lease revenue, sponsorships, fee recovery, and other diversified revenue streams in addition to the hotel tax measure under exploration.
- Goal E, Strategy 4 (Economic Development): broadened interpretation to encompass downtown vitality and economic development areas more broadly, as referenced in the March 17, 2026, Downtown Workplan Memo.
- Goal A, Strategy 1 and Goal C, Strategy 2 (Infrastructure and Facility Funding and Asset Management): one councilmember noted interest in exploring whether the long-term funding strategy and asset management plan priorities could be consolidated. Staff will consider this framing in future reporting.

The updated City Council Priority list for FY 2026/27 is as follows:

#	Strategic Goal	Council Priority Strategy
1	Goal A – Funding Our Future	Strategy 1: Develop a long-term strategy for funding operations and maintenance needs of community-owned facilities and infrastructure (including Asset Management Plan)
2	Goal A – Funding Our Future	Strategy 2: Identify expanded and new revenue sources to address significant infrastructure needs (including cellular lease revenue, hotel tax, and other revenue diversification)
3	Goal C – Investing in Our Environment	Strategy 2: Develop an Asset Management Plan to address comprehensive long-term planning for maintenance, renovation, repair, and/or replacement of infrastructure and public facilities
4	Goal C – Investing in Our Environment	Strategy 3: Identify funding and implement the recommendations from the Water Supply Alternative Study to resolve PFAS water quality issues
5	Goal E – Building a Community Where Everyone Belongs	Strategy 4: Implement the updated 2024-2028 Economic Development Strategic Plan initiatives (with broader interpretation, including downtown vitality and economic development areas)
6	Goal E – Building a Community Where Everyone Belongs	Strategy 9: Advance the East Pleasanton Specific Plan

Exercise 2 – Priority Projects

City Council also reviewed the Strategic Plan Dashboard and the 82-project Priority Project List to validate completeness and express interest in any adjustments to project sequencing for the next two fiscal years. The feedback summarized below reflects the level of City Council support for each item discussed. Staff will use this input to assess feasibility, resource requirements, and alignment with staffing capacity before returning with formal tier

recommendations.

Projects where the City Council expressed interest in the **elevation of priority level** during straw polling:

Project #46 – Climate Action Plan (CAP) 2.0 Implementation

- Priority 3 → Priority 2 (3 Councilmembers)
- Focus on advancing energy upgrades, regional electric vehicle (EV) charging infrastructure, and climate-related grant opportunities. Staff Assessment: All three sub-projects (PG&E grant program, AVA Community Charging, Climatec) continue to move forward.
- Staff Assessment: All three sub-projects (PG&E Energy Upgrades, AVA Community Charging, Climate Tech) continue to move forward. Due to limited staff resources (the 0.25 full-time equivalent (FTE) position currently assigned to sustainability is on leave until late 2026), it is unlikely that any new CAP 2.0 programs will be initiated until early 2027.

Project #51 – Downtown Specific Plan (DSP) Update

- Priority 3 → Priority 2 (3 Councilmembers)
- Focused amendments to the DSP to remove barriers to investment, enable active ground-floor uses, and revisit/update the Civic Center land use plan.
- Staff Assessment: Feasible with additional consultant support; mid-term budget request anticipated.

Project #53 – Urban Growth Boundary (UGB) Amendments / East Pleasanton

- Priority 3 → Priority 2 (3 Councilmembers)
- Focus on aligning boundary discussions with East Pleasanton planning and annexation efforts.
- Staff Assessment: This will be an outcome of the East Pleasanton Policy Framework, and will be a complex policy effort requiring multi-agency coordination and sequencing with ongoing planning and entitlement work for East Pleasanton properties. This process will also address the potential annexation of additional properties into Pleasanton, beyond the two sites for which the City Council has already indicated support. This work is underway and ongoing.

Project #57 – Cellular Lease Revenue Program Development

- Priority 3 → Priority 2 (5 Councilmembers)
- Identified as a high-potential, non-tax revenue source.
- Staff Assessment: Wireless Ordinance Amendments and Policies Adopted by the City Council on April 21, 2025. The program has the potential to deliver new revenues and is feasible to advance in the near term.

Project #73 – Investigate New Allowable Land Uses

- Priority 4 → Priority 3 (4 Councilmembers)
- Limited to cannabis-related business uses and short-term rental regulation.
- Staff assessment: Resource-intensive, including community outreach, research, and program development; not anticipated to advance until late FY 2027.

Project #74 – Annexation of Various Areas

- Priority 4 → Priority 3 (3 Councilmembers)
- Focus on targeted annexation areas, limited to Castlewood, Remen Tract, Happy Valley, and rail-track adjacent areas. Annexations within the East Pleasanton area would be addressed as part of Project #53, East Pleasanton UGB amendments.
- Staff Assessment: Requires significant staff resources, consultant support, infrastructure analysis, and associated costs. Considerations of community opposition and property owner support may be needed to proceed. Not anticipated to advance until late FY 2026/2027.

Project #79 – Fiber Master Plan

- Priority 4 → Priority 2 (3 Councilmembers)
- Focus on long-term digital infrastructure planning.
- Staff Assessment: Early scoping underway; mid-term budget request anticipated.

New projects identified for staff evaluation include:

Project #83 – Residential Sports Court Ordinance (Priority 2)

- Unanimous support (5 Councilmembers)
- The proposed project would address gaps in zoning regulations related to residential sports courts.
- Staff Assessment: Limited resources required and feasible through Planning Commission and standard ordinance process (focused amendment to Pleasanton Municipal Code).

Project #84 – North Arroyo Trails Project (Priority 3)

- Supported for further exploration (4 Councilmembers)
- Requires community engagement and feasibility analysis due to prior concerns with the neighborhood surrounding the trail.
- Staff Assessment: Community-sensitive project requiring phased outreach and evaluation. Anticipated staff availability to start the task later in FY2026/27.

Summary of City Council feedback on priority projects

City Council Signal	No.	Project Name	Current Tier	Expressed Direction	Straw Poll
ELEVATED	46	Climate Action Plan (CAP) 2.0	Priority 3	Priority 2	3 Councilmembers
ELEVATED	51	Downtown Specific Plan Updates	Priority 3	Priority 2	3 councilmembers
ELEVATED	53	Urban Growth Boundary Amendments – East Pleasanton	Priority 3	Priority 2	3 councilmembers
ELEVATED	57	Cellular Lease Revenue Program Development	Priority 3	Priority 2	5 councilmembers
ELEVATED	73	Investigate New Allowable Land Uses	Priority 4	Priority 3	4 councilmembers
ELEVATED	74	Annexation of Various Areas	Priority 4	Priority 3	3 councilmembers
ELEVATED	79	Fiber Master Plan	Priority 4	Priority 2	3 councilmembers
NEW	83	Residential Sports Court Ordinance	New project	Priority 2	5 councilmembers
NEW	84	North Arroyo Trails Project	New project	Priority 3	4 councilmembers

EQUITY AND SUSTAINABILITY

Approval of this action advances the ONE Pleasanton strategic goal of Goal B – *Optimizing Our Organization*: Organizational Effectiveness and supports all five strategic goals by establishing a structured, transparent, and accountable priority-setting framework.

OUTREACH

The March 17, 2026 Strategic Plan Informational Workshop was a publicly-noticed open City Council workshop. Public comment was received as part of the workshop discussion. The Strategic Plan Dashboard is publicly available at pleasantonstrategicplan.com, providing ongoing transparency on implementation progress to the community.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic goal of Goal B: *Optimizing Our Organization: Organizational Effectiveness* Strategy B.7 – Update and expand onboarding, professional development, and performance management plans, by establishing a consistent annual cycle of strategic priority-setting and performance accountability. This action also directly advances implementation of all five strategic goals by aligning City Council priorities, departmental work plans, and fiscal resources for FY 2026/27.

FISCAL IMPACT

There is no fiscal impact associated with this action. Affirming City Council priorities and

directing staff to evaluate priority project tier adjustments is an administrative action. No budget appropriations are required.

FY 2026/27 mid-term budget requests related to the following projects will be brought forward separately:

- Project #51 – Downtown Specific Plan Update
- Project #79 – Fiber Master Plan

Prepared by:



Sharon Petrehn, Principal Analyst

Submitted by:



Alexa Jeffress, Assistant City Manager

Approved by:



Gerry Beaudin, City Manager

Attachments:

1. Project Prioritization List

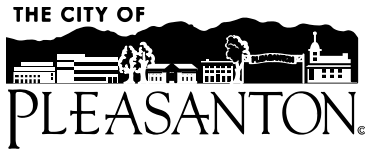
Attachment 1: Priority Project List

No.	Prioritization Category	Expressed Direction (New Priority Level)	Project Name	Project Description	Lead Dept	Straw Pole (# of Councilmembers)
1	1 - Must Do		BART Station Concept Plan for Housing	Prepare a concept plan for the East Dublin-Pleasanton BART station for future redevelopment as high density housing, consistent with the Housing Element.	CEDD	
2	1 - Must Do		Bicycle and Pedestrian Master Plan Update	Update to reflect recent developments, community needs, and best practices, including improvements near high-use areas (downtown, regional transit, schools).	CEDD	
3	1 - Must Do		Housing Element – Additional Residential Rezones	Rezone three commercial properties (with CEQA review) for housing to meet No Net Loss requirements and the terms of the HAC Agreement.	CEDD	
4	1 - Must Do		Streamlining Permit Process	Amend the municipal code and improve processes to simplify permitting, reduce delays, streamline design review and support business and retail attraction.	CEDD	
5	1 - Must Do		East Pleasanton Planning and Policy	Process East Pleasanton applications, adopt an updated General Plan vision and policies, and explore an Infrastructure Financing/Community Facilities District.	CEDD	
6	1 - Must Do		LPFD/ State Water Resources Control Board Investigation	Continue to coordinate with State Water Board on PFAS source investigation at LPFD sites in Pleasanton.	CMO	
7	1 - Must Do		Organizational Assessment	Evaluate operational effectiveness, resource allocation, and strategic alignment of critical municipal departments.	CMO	
8	1 - Must Do		Eliminate Central Services Division (Budget Implementation)	Remove centralized delivery of office supplies and on-site print shop services previously provided by Central Services.	CMO	
9	1 - Must Do		Explore Potential Ballot/Revenue Measure Options	Explore revenue options to address the City's structural deficit and fund aging infrastructure needs, including potential revenue-generating ballot measures..	FIN	
10	1 - Must Do		Implementation and Financing for Water Infrastructure	Debt financing is needed to support the capital projects identified in the Water System Management Plan (WSMP). The 2025 water rate study identified the need for debt financing along with rate increases (WSMP - 20-year Water CIP - \$35M bond).	FIN	
11	1 - Must Do		Labor Negotiations	Complete negotiation of current and upcoming labor agreements over the next two fiscal years.	HR	
12	1 - Must Do		Library and Recreation Restructure (Budget Implementation)	Implement budgetary decisions, including reduce library hours and programs, restructure recreation divisions, develop rental model for adult sports leagues, and modify contracts with vendors.	LR	
13	1 - Must Do		Commission and Committee Restructure	Create a City Council Ad-Hoc Subcommittee to review the City's Commission/Committee structure based on the recently adopted budget, which includes reductions to staffing, programs, and services.	LR	
14	1 - Must Do		Complete Asset Management Plan	Complete the plan to inform capital improvement projects (CIP), repair and replacement (R&R) programs, and operational needs.	PW	
15	1 - Must Do		Implement Next Phase of Garbage Franchise Agreement	Manage the next phase of the City's waste and recycling franchise agreement, scheduled to expire on June 30, 2029 to meet the city's solids waste needs.	PW	
16	1 - Must Do		Sewer System Plan and Rate Update	The State Water Resources Control Board requiring agencies to prevent sewage spills, comply with federal and state discharge prohibitions, follow monitoring and reporting requirements, and implement a Sewer System Management Plan (SSMP).	PW	
17	1 - Must Do		Implementation and Enforcement of State Required Lead and Copper Regulations	This is a federal mandated program designed to minimize lead and copper in drinking water by the Environmental Protection Agency (EPA).	PW	
18	1 - Must Do		Development of Sewer Pipe Blockage Control Program	The Sewer Pipe Blockage Control Program is responsible for preventing fats, oils, and grease (FOG)related sanitary sewer overflows. Sanitary Sewer Overflow (SSOs) as required by the State Water Resources Control Board (State Water Board).	PW	
19	1 - Must Do		Implementation of Cross-Connection Control Program	The state-mandated Cross Connections and Water Pollution Control Program is responsible for inspecting industrial, commercial, and medical facilities to ensure that no hazardous conditions exist between plant equipment, process waters, plumbing fixtures and the potable water system.	PW	
20	1 - Must Do		State Required SB1383 Waste and Recycling Regulations - Implementation	This is a state-mandated program that requires the City to implement and enforce SB 1383 regulations aimed at reducing organic waste disposal in landfills. The program focuses on diverting food waste and other organics from the waste stream to reduce greenhouse gas emissions.	PW	
21	1 - Must Do		Water Supply Alternative /Wells/PFAS	The City partnered with Zone 7 water agency on a joint groundwater facilities project in the Bernal Subbasin. This effort aims to lower wholesale water costs, improve water supply reliability, and reduce future regulatory compliance risks.	PW	
22	1 - Must Do		Update Special District Rates for Landscape Maintenance District	As required by the Landscaping and Lighting Act of 1972, the City must levy an annual assessment on all parcels benefited by its Landscape Maintenance District.	PW	
23	1 - Must Do		Fire Alarm System Upgrade at All City Facilities	This project involves upgrading the fire alarm systems at City facilities to meet code requirements during power outages.	PW	
24	2 - Committed Priority		Stoneridge Mall Master Plan	Continue collaborative efforts with Stoneridge Mall owners to advance a Master Plan or similar comprehensive land use plan for the Mall.	CEDD	
25	2 - Committed Priority		Update Development Services Fees (CEDD and Engineering)	Analyze and update development services fees for Planning, Building and Public Works Engineering to improve cost recovery for development applications/review.	CEDD	
26	2 - Committed Priority		Retail Attraction Strategy	This strategy focuses on attracting and retaining desirable retail businesses to strengthen the local economy. It includes providing a business concierge service to navigating city processes, streamlining permits ton ensure an efficient and business-friendly environment.	CEDD	

No.	Prioritization Category	Expressed Direction (New Priority Level)	Project Name	Project Description	Lead Dept	Straw Pole (# of Councilmembers)
27	2 - Committed Priority		Staples Ranch and Zahari Site Activation/Use	Explore public-private partnerships for regional sports facility at Staples Ranch Community Park site and rezone of Zahari property.	CEDD	
28	2 - Committed Priority		Transportation Safety Action Plan	The Plan will evaluate the City roadways and collisions to create a safety based action plan to address improvements needed along the high incident corridors to improve safety.	CEDD	
29	2 - Committed Priority		Implement BELONG Pleasanton - Employer of Choice	Advance organizational culture through BELONG (Building Equity, Leadership, Opportunity, Nurturing, and Growth) initiative by implementing training, support protocols, and inclusion strategies. Focus on workforce engagement, retention, and positioning Pleasanton as a top Bay Area employer.	CMO	
30	2 - Committed Priority		Update Citywide Records Retention and Disposition Policy	Update the citywide records retention schedule for citywide records to align with current law.	CMO	
31	2 - Committed Priority		Develop Communications Foundation Documents	Create foundational documents that help staff maintain a consistent voice; streamline requests for communications and align work with Council priorities	CMO	
32	2 - Committed Priority		Final Phase of Website Migration	Coordinate with City departments to update and finalize remaining webpages from new site development to effectively and efficiently keep the community informed about City projects	CMO	
33	2 - Committed Priority		Master Fee Study and Master Fee Schedule Updates/User Fees	Conduct a citywide fee study to adjust fees where necessary.	FIN	
34	2 - Committed Priority		Pension Strategy	Develop a funding policy reflecting strategies to pay down unfunded liability and achieve long-term savings.	FIN	
35	2 - Committed Priority		Develop and Implement Citywide Employee Safety Program	Develop and implement comprehensive employee safety program including regular safety drills, emergency procedures, safety training protocols, and communication systems.	HR	
36	2 - Committed Priority		LPFD Strategic Planning	Update Strategic Plan for FY26-FY31. Update with significant input from LPFD's Community Risk Assessment (CRA).	LPFD	
37	2 - Committed Priority		LPFD/County Ambulance/Emergency Medical Service (EMS) Delivery Model	Alameda County has authority over EMS transport in Pleasanton and intends to make significant changes to the current model that will include changes that impact the LPFD requiring implementation.	LPFD	
38	2 - Committed Priority		Electrical Fleet Replacement Programs	This is a state mandated program. By January 1, 2027, 100% of all City vehicle purchases must be zero-emissions.	PW	
39	2 - Committed Priority		Americans with Disabilities Act (ADA) Transition Plan	This state mandated program required by the Americans with Disabilities Act (ADA) that outlines how a public entity make facilities and programs accessible to people with disabilities. It details the process of identifying barriers to accessibility and developing a plan to remove those barriers.	PW	
40	2 - Committed Priority		Non-functional Turf Ban Implementation and Non-functional Turf Conversion	This project aims to assist private property owners to comply with this regulation by converting non-functional turf to mulch or drought-tolerant plantings. Convert 2.4 acres of non-functional turf across 11 locations within the City to mulch or drought-tolerant plantings.	PW	
41	2 - Committed Priority		State Water Regulations/Conservation as a Way of Life	This state-mandated program sets long-term water efficiency goals to promote sustainable water use across communities. It supports ongoing conservation practices to help California adapt to water challenges and reduce reliance on emergency drought measures.	PW	
42	2 - Committed Priority		Storm Water Master Plan	This project will develop a management plan in December 2026, that includes short and long-term recommended projects, programs, and actions to ensure the storm drain system continues to meet desired service levels.	PW	
43	2 - Committed Priority		Facilities Master Plan	This is a comprehensive plan that evaluate option for future space planning, as well as siting and feasibility analysis associated with certain major facilities needed for City operations.	PW	
44	2 - Committed Priority		Comprehensive Facility and Infrastructure Upgrades - Energy Upgrades	Plan an energy upgrade to facilities and infrastructure to achieve long-term cost savings, reduce greenhouse gas emissions, increase facility resilience and upgrade/modernize facilities and replace assets at end of life.	PW	
45	3 - Strategic Pipeline		Pleasanton Community Academy (PCA)	The Pleasanton Community Academy is a free 6 month program that educates residents about City operations and services across all departments. PCA has been in operation for two years and has graduated over 50 community members.	CMO	
46	3 - Strategic Pipeline	2 - Committed Priority	Climate Action Plan (CAP) 2.0 Implementation	Implementation to include supporting facility upgrades, fleet electrification, and EV charger installation. Launch a Sustainability Awards program and update the Municipal Code to require bicycle amenities for certain new developments.	CEDD	3
47	3 - Strategic Pipeline		Analyze Railroad Quiet Zone	Evaluate the feasibility and requirements for establishing a Railroad Quiet Zone in Pleasanton, including all four of the City's at-grade rail crossings.	CEDD	
48	3 - Strategic Pipeline		Affordable Housing Project Program	Advance a program to develop City-supported affordable housing.	CEDD	
49	3 - Strategic Pipeline		Community Benefit Program	Adopt a process to evaluate discretionary requests for residential re-zoning/up-zoning and develop structured menu of community benefits available in exchange for discretionary land use modification/upzoning, to replace negotiated benefits approach.	CEDD	
50	3 - Strategic Pipeline		General Plan Update	A comprehensively update the 2005 General Plan.	CEDD	

No.	Prioritization Category	Expressed Direction (New Priority Level)	Project Name	Project Description	Lead Dept	Straw Pole (# of Councilmembers)
51	3 - Strategic Pipeline	2 - Committed Priority	Downtown Specific Plan Updates	Identify strategic updates to the Downtown Specific Plan to reduce permitting barriers and encourage new investment with focused amendments and permit streamlining.	CEDD	3
52	3 - Strategic Pipeline		Land Use Planning and Amendments for Stoneridge Mall Periphery	Expand planning for Stoneridge Mall core to encompass all properties in mall periphery, including consideration of new locations for Fire Station 2.	CEDD	
53	3 - Strategic Pipeline	2 - Committed Priority	Urban Growth Boundary Amendments - East Pleasanton	Initiate City Council or Voter-Approved Amendments to the Urban Growth Boundary (UGB) if determined appropriate based on East Pleasanton Policy Framework process.	CEDD	3
54	3 - Strategic Pipeline		Bernal Community Park - Specific Plan Amendment	Study alternative land uses for Bernal Community Park, and initiate Specific Plan Amendment, including voter approval of alternatives if needed.	CEDD	
55	3 - Strategic Pipeline		Enhance Internal Coordination on Communications (#YourCityAtWork)	Build stronger internal awareness around what makes a good story and how to share it. Work with departments to identify and elevate stories that demonstrate the value of City services and the positive impact of staff efforts.	CMO	
56	3 - Strategic Pipeline		Develop Organizational Key Performance Indicators (KPIs)	Develop and implement a comprehensive performance management system to track KPIs citywide. Provide ongoing performance monitoring that drives organizational effectiveness.	CMO	
57	3 - Strategic Pipeline	2 - Committed Priority	Cellular Lease Revenue Program Development	Develop a framework to generate revenue from cellular installations on city-owned properties, reversing the previous policy of declining all carrier requests. Initial focus at water facilities and city properties, with potential to generate \$200,000-\$500,000 annually within 2-3 years.	CMO	5
58	3 - Strategic Pipeline		Develop Communications Strategic Plan	Develop a Strategic Communication Plan to enhance community engagement and build public trust. Provide a unified framework to ensure delivery of consistent, transparent, and effective communication with residents, businesses, and stakeholders.	CMO	
59	3 - Strategic Pipeline		Human Services Program Reorganization and Unhoused Services Framework Development	Conduct an assessment of human services and unhoused services programs to determine optimal organizational structure and staffing needs. Develop a unhoused services framework.	CMO	
60	3 - Strategic Pipeline		Strategic Initiatives & Innovation Pilot Program	Establish a strategic initiatives function within the City Manager's Office to identify and implement cost-saving innovations, revenue enhancements, and service improvements like cross-departmental innovation projects, pursue grant opportunities, and pilot data-driven solutions.	CMO	
61	3 - Strategic Pipeline		Grant Strategy & Pursuit Program Development	Develop and implement a comprehensive grant strategy including establishing on-call grant writing services through RFQ process. Create internal grant coordination structure, tracking systems, and match funding protocols.	CMO	
62	3 - Strategic Pipeline		Finance Policy Update - Fee Policy	Update the fee policy to ensure that fees are fair and equitable and meet the City's cost recovery goals.	FIN	
63	3 - Strategic Pipeline		Organizational Training & Development	Develop training programs to support staff development, deliver on-going training on topics such as supervisory skills, leadership development, communications, etc.	HR	
64	3 - Strategic Pipeline		Technology Strategic Plan	Draft a three to five year IT plan to set guiding principles, governance structures, funding strategies, and measurable KPIs for cybersecurity, digital services, data analytics, and infrastructure modernization, and staff resources evaluation.	IT	
65	3 - Strategic Pipeline		LFPD JPA Shared Services Transfer	Transition finance and payroll services to Pleasanton. Currently, Livermore provides payroll and finance services. Pleasanton would be providing all services to LFPD with these transfers.	LFPD	
66	3 - Strategic Pipeline		Funding for Dolores Bengtson Aquatic Center (DBAC)	Begin funding discussions for the 50 meter pool at Dolores Bengtson Aquatic Center.	LR	
67	3 - Strategic Pipeline		Update Special District Rates - Geologic Hazard Abatement Districts (GHAD)	Geologic Hazard Abatement Districts (GHADs) are property tax assessment districts formed to fund monitoring, maintenance, and repair of open space hillsides and related storm drainage infrastructure within neighborhoods subject to landslides or other unexpected geologic movement.	PW	
68	3 - Strategic Pipeline		PUSD Maintenance Operations and Transportation (MOT) Discussion	Continue discussions around a co-location with Pleasanton Unified School District (PUSD) for maintenance facilities.	PW	
69	4 - Deferred		Study for Strategic Disposition of City Assets/Land	Identify surplus City land, facilities and assets, and develop strategy for their disposition.	CEDD	
70	4 - Deferred		Downtown Parking Strategy Update/ Downtown Parking Garage	Update baseline data in 2017 Downtown Parking Strategy and re-assess the menu of parking supply strategies, including a City parking garage with expert support.	CEDD	
71	4 - Deferred		Sign Ordinance Update	Comprehensively update the Signs Chapter of the Pleasanton Municipal Code (PMC).	CEDD	
72	4 - Deferred		Historic Preservation Strategies	Study options and implement code amendments and other strategies (e.g. PMC Amendments, Historic District Designation, Mills Act) as appropriate.	CEDD	
73	4 - Deferred	3 - Strategic Pipeline	Investigate New Allowable Land Uses	Study potential Pleasanton Municipal Code (PMC) amendments to allow for potential business and revenue enhancing uses, currently not allowed, to establish in Pleasanton (e.g. Card rooms, cannabis-related businesses, short-term rentals).	CEDD	4
74	4 - Deferred	3 - Strategic Pipeline	Annexation of Various Areas	Determining if annexation of areas like the Remen Tract, Happy Valley, Castlewood, Lester should be brought into the City's official boundaries.	CEDD	3

No.	Prioritization Category	Expressed Direction (New Priority Level)	Project Name	Project Description	Lead Dept	Straw Pole (# of Councilmembers)
75	4 - Deferred		New Emergency Operations Center (EOC)/Department Operations Center (DOC) Training Center	Plan, design, and construct a dedicated Emergency Operations Center with integrated Department Operations Center and training facilities. Includes site selection analysis and facility design to support emergency response and training activities.	CMO	
76	4 - Deferred		Community Survey	The community survey is a comprehensive, statistically valid data collection tool designed to gather resident feedback on municipal services, priorities, and overall satisfaction with city operations.	CMO	
77	4 - Deferred		2026 Semi-Quincentennial Celebration	Coordination of Pleasanton's 250th anniversary celebration in 2026 through partnerships with local service organizations.	CMO	
78	4 - Deferred		Short-term Rental Ordinance (TOT)	Explore the possibility of developing a short-term rental ordinance to collect transient occupancy tax (hotel tax).	FIN	
79	4 - Deferred	2 - Committed Priority	Fiber Master Plan	Develop a city-wide fiber-optic blueprint that pinpoints current gaps, forecasts future bandwidth demand, and outlines phased build-out options.	IT	3
80	4 - Deferred		First Responder Fees	Exploration of revenue opportunities for Livermore Pleasanton Fire Department (LPFD) services including paramedic first responder fees, insurance coverage of some fire response costs and/or a property tax.	LPFD	
81	4 - Deferred		City-Wide Access Control System/ Replacement and Security Integration	Replace legacy door-access and alarm systems across all municipal facilities with a single, centrally managed access-control and physical-security platform.	PW	
82	4 - Deferred		Relocation of Firearm Training Range and Other Training Centers - 3333 Busch Road	The Police Department firearm training range facility and the Livermore-Pleasanton Fire Department training center need renovation. With housing developments planned in the area relocation is needed to meet state regulations that will better meet operational needs.	PW	
83	NEW	2 - Committed Priority	Residential Sports Court Ordinance	Address gaps in zoning regulations related to residential sports courts	CEDD	5
84	NEW	3 - Strategic Pipeline	North Arroyo Trails Project	Explore reopening of North Arroyo Trails, with community engagement and feasibility analysis	PW	4



CITY COUNCIL AGENDA REPORT

May 5, 2026
Community and Economic Development

TITLE: ADOPT ORDINANCE NO. 2305 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON REPEALING AND REPLACING CHAPTER 18.110 OF THE PLEASANTON MUNICIPAL CODE CONCERNING PERSONAL WIRELESS SERVICE FACILITIES

The foregoing Ordinance No. 2305 was introduced at a regular meeting of the City Council on April 21, 2026, by the following vote:

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

ORDINANCE NO. 2305

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON REPEALING AND REPLACING CHAPTER 18.110 OF THE PLEASANTON MUNICIPAL CODE CONCERNING PERSONAL WIRELESS SERVICE FACILITIES

WHEREAS, pursuant to the California Constitution, Article XI, section 7; California Government Code Section 37100 and other applicable law, the City Council of the City of Pleasanton ("City Council") may make and enforce within its limits all local, police, sanitary and other ordinances, resolutions and other regulations not in conflict with general laws; and

WHEREAS, the federal Telecommunications Act of 1996, 47 U.S.C. § 332(c)(7)(B), preserves local government zoning authority as it relates to location and siting of wireless communication facilities, but limits local regulations in three key ways: (1) a local ordinance may not unreasonably discriminate among providers of functionally equivalent services; (2) a local ordinance may not prohibit or effectively prohibit service; and (3) a local ordinance may not regulate based on environmental impacts from radio frequency emissions; and

WHEREAS, the federal Telecommunications Act of 1996, 47 U.S.C. § 253 prohibits state and local requirements that prohibit or effectively prohibit any entity's ability to provide any telecommunication service but preserves the authority of state and local governments to manage the public right-of-way on a nondiscriminatory basis; and

WHEREAS, Section 7901 of the California Public Utilities Code grants telephone corporations the limited right to use the public right-of-way to the extent necessary to provide services to their customers in a manner that does not incommode the public's use of the public right-of-way; and

WHEREAS, Section 7901.1 of the California Public Utilities Code bolsters the rights reserved to California local governments under Section 7901 and affirms local authority to manage, on a nondiscriminatory basis, the time, place and manner in which telephone corporations access the public right-of-way and deploy their facilities; and

WHEREAS, since the enactment of the Telecommunications Act of 1996, significant changes have occurred in federal and state laws that affect local authority over personal wireless service facilities, which includes, without limitation, the following:

- On November 18, 2009, the Federal Communications Commission ("FCC") adopted a Declaratory Ruling in the proceeding titled *Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review*, 24 FCC Rcd. 13994 (Nov. 18, 2009) (the "2009 Declaratory Ruling"), which imposed procedural restrictions on state and local permit application reviews such as presumptively reasonable times for action. After a petition for judicial review, the U.S. Supreme Court in *City of Arlington v. FCC*, 569 U.S. 290 (2013), upheld the FCC's authority to issue these rules;
- On February 22, 2012, Congress adopted Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, 126 Stat. 156, codified as 47 U.S.C. § 1455(a), which amended the Communications Act. This statute generally required that state and local governments "may not deny, and shall approve" certain

- additions and modifications to existing wireless facilities that do not substantially change existing facility's physical dimensions. Applications covered by this statute are deemed "eligible facilities requests";
- On October 21, 2014, the FCC adopted a Report and Order in the rulemaking proceeding titled *Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, WT Docket No. 13-238, Report and Order, 30 FCC Rcd. 31 (Oct. 21, 2014) (the "2014 Infrastructure Order"), which implemented regulations for "eligible facilities requests" that defined statutory terms, prohibited certain application requirements, limited application review periods and deemed applications automatically granted when the state or local government fails to act within the applicable timeframe. The U.S. Court of Appeals for the Fourth Circuit in *Montgomery Cnty. v. FCC*, 811 F.3d 121 (4th Cir. 2015), denied petitions for review;
 - On October 9, 2015, Governor Edmund Brown signed into law Assembly Bill No. 57 (Quirk), codified as California Government Code Section 65964.1, which created a "deemed-approved" remedy for when a local government fails to act on applications for certain wireless facilities within the presumptively reasonable times established in the 2009 Declaratory Ruling and 2014 Infrastructure Order;
 - On August 3, 2018, the FCC adopted a Third Report and Order and Declaratory Ruling in the rulemaking proceeding titled *Accelerating Wireline and Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, 33 FCC Rcd. 7705 (Aug. 3, 2018) (the "Moratorium Order"), that formally prohibited express and de facto moratoria for all personal wireless services, telecommunications services and their related facilities under 47 U.S.C. Section 253(a) and directed the Wireless Telecommunications Bureau and Wireline Competition Bureau to hear and resolve all complaints on an expedited basis;
 - On September 27, 2018, the FCC adopted a *Declaratory Ruling and Third Report and Order*, FCC 18-133 (the "Small Cell Order"), in connection with two informal rulemaking proceedings entitled *Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, WT Docket No. 17-79, and *Accelerating Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, WC Docket No. 17-84. The Small Cell Order set forth limitations on state and local government regulation of small cell wireless facilities that are placed on vertical infrastructure such as utility poles and street light standards located in the public rights-of-way. The Small Cell order: (1) limited the level of local permitting and discretion; (2) established "shot clock" rules (e.g., time limits and deadlines) for processing action on local permits; and (3) limited the fees that can be charged for the facilities. The Small Cell Order further established that any aesthetic regulations and fees required for processing small wireless facilities be published in advance; and
 - On the April 4, 2019, the California Supreme Court in *T-Mobile West LLC v. City and County of San Francisco*, 438 P.3d 239 (Cal. 2019), held that California Public Utilities Code Sections 7901 and 7901.1 do not completely divest local governments of their police powers and only prohibit local franchises as a precondition for access to the public right-of-way by telephone corporations;

- On June 10, 2020, the FCC adopted additional regulations purporting to clarify its rules to interpret and implement Section 6409 in *Implementation of State and Local Governments' Obligation to Approve Certain Wireless Facility Modification Requests Under Section 6409(a) of the Spectrum Act of 2012*, WT Docket No. 19-250, RM-11849, Declaratory Ruling and Notice of Proposed Rulemaking, 35 FCC Rcd. 5977 (Jun. 10, 2020) (the "2020 Declaratory Ruling"). These additional regulations specified what steps an applicant must take for the shot clock to commence, modified what constitutes a substantial change to a wireless facility and clarified the circumstances under which an environmental assessment is not required.
- On August 12, 2020, in *Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020), the U.S. Court of Appeals for the Ninth Circuit invalidated many aesthetic restrictions in the Small Cell Order but largely upheld the other limitations. The court specifically invalidated the requirements that aesthetic regulations be objective and no more burdensome than those applied to other infrastructure deployments. The U.S. Supreme Court denied a petition for review of the Ninth Circuit's decision to uphold the FCC's fee restrictions in the Order Denying Petition for Certiorari, *Sprint Corp. v. FCC*, No. 20-1354 (June 28, 2021). Thus, the Small Cell Order, as modified by the Ninth Circuit's partial invalidation, is final with no further pending judicial review;
- On November 3, 2020, the FCC adopted further regulations in *Implementation of State and Local Governments' Obligation to Approve Certain Wireless Facility Modification Requests Under Section 6409(a) of the Spectrum Act of 2012*, WT Docket No. 19-250, RM-11849, Report and Order, 35 FCC Rcd. 13188 (Nov. 3, 2020) that defined wireless facility site boundaries and allowed certain additional excavation and deployment of transmission equipment beyond existing site boundaries; and
- On October 4, 2021, Governor Gavin Newsom signed into law Assembly Bill 537 which amended Government Code Section 65964.1 to provide applicants a "deemed approved" remedy for a collocation or siting application for a wireless telecommunications facility if a city or county fails to approve or disapprove an application within a reasonable period of time in accordance with FCC rules, subject to certain requirements and limitations;
- On October 8, 2023, Governor Gavin Newsom signed into law Assembly Bill 965 which added Section 65964.3 to the Government Code to require local agencies to undertake batch broadband permit processing of two or more broadband permit applications for substantially similar broadband project sites under a single permit and extends the existing state law "deemed approved" remedy in Government Code Section 65964.1, if a city or county fails to approve or disapprove an application within a reasonable period of time specified in applicable law, subject to certain requirements and limitations; and

WHEREAS, given the rapid and substantial changes in applicable law, the active and effective federal prohibition on reasonable moratorium ordinances to allow local public agencies to study these changes and develop appropriate responses and the significant adverse consequences for noncompliance with these changes in applicable law, and in response to practical experience processing applications for wireless facilities under the Pleasanton Municipal Code ("PMC"), the City Council desires to amend PMC Chapter 18.110 by adopting Exhibit A

hereto to allow the City greater flexibility and responsiveness to these federal and state laws in order to preserve the City's traditional authority to the maximum extent practicable; and

WHEREAS, the City Council finds that amending PMC Chapter 18.110 by adopting Exhibit A hereto will allow the City Council to quickly and efficiently adopt administrative policies that provide clear procedures for wireless facilities, small wireless facilities, eligible facilities requests and emergency standby generator applications and deployment and bolster the City's policies and regulations concerning public health, safety and welfare and the aesthetic character of the City; and

WHEREAS, amending PMC Chapter 18.110 by adopting Exhibit A hereto is necessary to protect public health, safety, welfare, and aesthetic interests, and the enforcement thereof will not result in the imposition of excessive costs on operators and users of wireless telecommunications services. The City Council finds, further, that the amendment of PMC Chapter 18.110 by adopting Exhibit A hereto neither materially limits a person's ability to receive wireless communications services nor creates unfair competition among wireless telecommunications service providers; and

WHEREAS, the City Council finds the amendment of PMC Chapter 18.110 by adopting Exhibit A hereto will, to the extent permitted by federal and California state law, protect and promote public health, safety, and welfare, and also balance the benefits that flow from robust, advanced wireless services within the City's local values, which includes without limitation the aesthetic character of the City, its neighborhoods, and community;

WHEREAS, the Pleasanton Planning Commission considered the proposed Exhibit A hereto at a duly noticed public hearing on March 25, 2026, and by a vote of 3 to 0 recommended the City Council approve a categorical exemption per CEQA and approve Exhibit A hereto to amend PMC Chapter 18.110; and

WHEREAS, on April 21, 2026, the City Council conducted a duly noticed public hearing to take public testimony and consider the introduction of this Ordinance to amend PMC Chapter 18.110 by adopting Exhibit A hereto.

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

SECTION 1. FINDINGS. The City Council finds that: (a) the facts set forth in the recitals in this Ordinance are true and correct and incorporated by reference; (b) the recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance; (c) the provisions in this Ordinance and PMC Chapter 18.110 are consistent with the Pleasanton General Plan, the PMC and applicable federal and state law; and (d) neither this Ordinance nor PMC Chapter 18.110 will be detrimental to the public interest, health, safety, convenience or welfare.

SECTION 2. AMENDMENT OF PMC CHAPTER 18.110. The City Council does hereby repeal and replace PMC Chapter 18.110 (Personal Wireless Service Facilities) to read as set forth in Exhibit A.

SECTION 3. SEVERABILITY. If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance or PMC Chapter 18.110, or any Provision's

application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance and amended PMC Chapter 18.110 and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

SECTION 4. CEQA. If this Ordinance qualifies as a "project" subject to California Environmental Quality Act ("CEQA") Guidelines § 15378 and California Public Resources Code § 21065, the City Council finds that, pursuant to CEQA Guidelines § 15061(b)(3), there is no possibility that this project will have a significant impact on the physical environment. This Ordinance amends PMC Chapter 18.110 in a manner that complies with federal and state regulations. This Ordinance does not directly or indirectly authorize or approve any actual changes in the physical environment. Applications for any new wireless facility or change to an existing wireless facility would be subject to additional environmental review on a case-by-case basis. Accordingly, the City Council finds that this Ordinance is exempt from CEQA under the general rule.

SECTION 5. POSTING/PUBLISHING OF NOTICE. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days after the date of its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on April 21, 2026, and was adopted at a regular meeting on May 5, 2026, by the following vote:

- Ayes:
- Noes:
- Absent:
- Abstain:

Jack Balch, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

CHAPTER 18.110

PERSONAL WIRELESS SERVICE FACILITIES

§ 18.110.010. Purpose and Intent.

This chapter of the Pleasanton Municipal Code establishes the regulatory process for all requests for the City's regulatory authorization to construct, install, operate, collocate, modify, relocate, remove or otherwise deploy wireless facilities, small wireless facilities and eligible facilities requests within the City's territorial and jurisdictional boundaries.

§ 18.110.020. Definitions.

Notwithstanding anything in this chapter to the contrary, the abbreviations, phrases, terms and words used in this chapter will have the following meanings assigned to them unless context indicates otherwise. Undefined phrases, terms or words in this section will have their ordinary meanings. The definitions in this section shall control over conflicting definitions for the same or similar abbreviations, phrases, terms or words as may be defined elsewhere in this chapter or in the Pleasanton Municipal Code. However, if any definition assigned to any phrase, term or word in this chapter conflicts with any federal or state-mandated definition, the federal or state-mandated definition will control.

- (a) **"eligible facilities request"** means the same as defined in 47 U.S.C. Section 1455(a)(2), and as interpreted by the FCC in 47 C.F.R. Section 1.6100(b)(3).
- (b) **"FCC"** means the "Federal Communications Commission", as constituted by the Communications Act of 1934, Pub. L: 73-416, 48 Stat. 1064, codified as 47 U.S.C. Sections 151 *et seq.* or its duly appointed successor agency.
- (c) **"personal wireless service facilities"** mean the same as defined in 47 U.S.C. Section 332(c)(7)(C)(ii).
- (d) **"Section 6409"** means Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, 126 Stat. 156, codified as 47 U.S.C. Section 1455(a).
- (e) **"small wireless facility"** means same as defined by the FCC in 47 C.F.R. Section 1.6002(f).
- (f) **"wireless facility"** means a personal wireless service facility.

§ 18.110.030. Wireless Facilities.

All requests for the City's regulatory authorization to construct, install, operate, collocate, modify, relocate, remove or otherwise deploy wireless facilities not otherwise regulated by Section 18.110.040 through Section 18.110.050 within the City's territorial and jurisdictional boundaries are subject to a permit as specified in a City Council policy, which may be adopted,

amended and/or repealed by a resolution of the City Council. All wireless facilities shall comply with the City Council's policy. If a City Council policy is not adopted, or is otherwise repealed after adoption and not replaced, an application for a wireless facility shall be processed pursuant to Title 18 (Zoning).

§ 18.110.040. Small Wireless Facilities.

All small wireless facilities are subject to a permit as specified in a City Council policy, which may be adopted, amended and/or repealed by a resolution of the City Council. All small wireless facilities shall comply with the City Council's policy. If a City Council policy is not adopted, or is otherwise repealed after adoption and not replaced, an application for a small wireless facility shall be processed pursuant to Title 18 (Zoning).

§ 18.110.050. Eligible Facilities Requests.

All eligible facilities requests and other applications submitted for approval pursuant to Section 6409 are subject to a permit as specified in a City Council policy, which may be adopted, amended and/or repealed by a resolution of the City Council. All eligible facilities requests and other applications submitted for approval pursuant to Section 6409 shall comply with the City Council's policy. If a City Council policy is not adopted, or is otherwise repealed after adoption and not replaced, an eligible facilities request or other application submitted for approval pursuant to Section 6409 shall be processed pursuant to Title 18 (Zoning).

§ 18.110.060. Violations.

Any use or condition caused or permitted to exist in violation of any provision of this chapter shall be and hereby is declared a public nuisance and may be subject to injunctive relief as set forth in Chapter 1.16 (Injunctive Relief), administrative citations as set forth in Chapter 1.24 (Administrative Citations), administrative remedies as set forth in Chapter 1.28 (Administrative Remedies), abatement pursuant to Chapter 9.28 (Property Maintenance), any and all applicable processes and procedures pursuant to the Pleasanton Municipal Code, including but not limited to Chapter 18.140 (Penalties), California Code of Civil Procedure Section 731, or any other remedy available to the City.

May 5, 2026
Fire

TITLE: ADOPT A RESOLUTION APPROVING THE SECOND AMENDMENT TO THE EMERGENCY MEDICAL SERVICES FIRST RESPONDER ADVANCED LIFE SUPPORT (FRALS) AGREEMENT BETWEEN THE CITY AND THE COUNTY OF ALAMEDA

SUMMARY

The City of Pleasanton has an agreement with Alameda County to provide First Responder Advanced Life Support (FRALS) services, as part of the countywide local emergency medical services (EMS) system. Staff is recommending an update to the FRALS Agreement to ratify the time/date range for the current contract, which is slated to expire on July 1, 2026. The updated agreement, with changes, is intended to capture the direction from the Alameda County Board of Supervisors to extend the agreement with the current provider, FALCK, USA, for a two-year term, including a possible one-year extension. The proposed timeline within the agreement will terminate if a new transport provider is selected, and an updated agreement will be presented to the City Council before the start of any new provider.

RECOMMENDATION

Adopt a resolution authorizing the City Manager to sign the second amendment to the EMS FRALS Agreement.

BACKGROUND

In 1980, the State Legislature enacted the Emergency Medical Services System and the Prehospital Emergency Medical Care Personnel Act (EMS Act) to create a comprehensive system governing pre-hospital emergency medical services. The purpose of the EMS Act is to provide for integrated and effective emergency medical services throughout the state.

Pursuant to the EMS Act, Alameda County is the designated Local Emergency Medical Services Agency (LEMSA) responsible for the medical control and management of the emergency medical services system in Alameda County.

In 2011, the City of Pleasanton entered into a five (5) year agreement with Alameda County as the LEMSAs for the City to provide First Responder Advanced Life Support (FRALS) services, as part of the local emergency medical services system in Alameda County (Original Agreement). Similar agreements were entered into by other cities and agencies in the County, including the City of Livermore. The Original Agreement defined the FRALS standards and delivery, and contained a detailed schedule of reimbursements from the County to the City to offset some of the City costs to provide paramedic services.

Multiple amendments to the Original Agreement extended the expiration date to June 30, 2019, and discontinued the County's reimbursements to the City for FRALS services that had offset some of the City's costs to provide paramedic services.

In July 2019, a new FRALS Agreement was executed with the County. In June 2024, the City executed the First Amendment to the 2019 Agreement with the County, extending the term through June 30, 2026, and adding the potential for a telemedicine program.

DISCUSSION

The County is requesting a Second Amendment to extend the term through June 30, 2029. The proposed timeline within the agreement will terminate if a new transport provider is selected and an updated agreement will be presented prior to the start of a new provider.

EQUITY AND SUSTAINABILITY

Maintaining an emergency medical services agreement ensures that all residents and businesses in Pleasanton are able to access fire and safety services.

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton Strategic Plan Goal of *Safeguarding Our City* - Strategy 6, by implementing high-priority items from the 2022-2026 Livermore-Pleasanton Fire Department (LPFD) Strategic Plan.

FISCAL IMPACT

There are no additional fiscal impacts.

Prepared by:



Gina Eleccion, Business Manager

Submitted by:

Aaron Lacey

Aaron Lacey, Fire Chief

Approved by:



Gerry Beaudin, City Manager

Attachments:

- 1. Resolution
- 2. Exhibit A

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE SECOND AMENDMENT TO THE EMERGENCY MEDICAL SERVICES FIRST RESPONDER ADVANCED LIFE SUPPORT (FRALS) AGREEMENT BETWEEN THE CITY AND THE COUNTY OF ALAMEDA

WHEREAS, in 1980, the State Legislature enacted the Emergency Medical Services System and the Prehospital Emergency Medical Care Personnel Act ("EMS Act") to create a comprehensive system governing prehospital emergency medical services. The purpose of the EMS Act is to provide for integrated and effective emergency medical services throughout the state: and

WHEREAS, pursuant to the EMS Act, Alameda County is the designated Local Emergency Medical Services Agency ("LEMSA") responsible for the medical control and management of the emergency medical services system in Alameda County; and

WHEREAS, in 2019, the City of Pleasanton entered into a five (5) year agreement with Alameda County as the LEMSAs for the City to provide First Responder Advanced Life Support ("FRALS") services, as part of the local emergency medical services system in Alameda County ("Original Agreement"). Similar agreements were entered into by other cities and agencies in the County, including the City of Livermore; and

WHEREAS, in June 2024, the City executed the First Amendment to the 2019 Agreement with the County, extending the term through June 30, 2026, and adding the potential for a telemedicine program. The County is requesting a Second Amendment to extend the term through June 30, 2029.

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

SECTION 1. Authorizes the City Manager to sign the Second Amendment to the Emergency Medical Services First Responder Advanced Life Support Services Agreement between the City and the County of Alameda executed in 2019, in substantially the same form as the agreement attached hereto as Exhibit A, and upon the City Attorney's approval as to form.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on May 5, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of May 2026, by the following vote:

Resolution No.
Page 2 of 2

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

SECOND AMENDMENT TO AGREEMENT

This Second Amendment ("Amendment") to the Emergency Medical Services First Responder Advanced Life Support Services Agreement ("Agreement"), made and entered into on July 1, 2019, is made by the **County of Alameda** ("County") and the **City of Pleasanton** ("Contractor").

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, County and Contractor agree to amend the Agreement in the following respects:

1. Section 2.1 of the Agreement, concerning the term, shall be deleted and replaced with the following language:
 - 2.1 The term of the agreement shall be July 1, 2019, through June 30, 2029. The EMS Agency may terminate this Agreement earlier if the County initiates a new EMS system design that significantly alters service delivery, **and** a new Agreement is negotiated with the Contractor.
2. Except as expressly modified by this Second Amendment, all of the terms and conditions of the Agreement, are and remain in full force and effect.

EXHIBIT A

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to the Agreement on the date(s) referenced below.

COUNTY OF ALAMEDA

CITY OF PLEASANTON

By: _____
Signature

By: _____
Signature

Name:

Name: Gerry Beaudin

Title:

Title: City Manager

Date: _____

Date: _____

Approved as to Form:
DONNA R. ZIEGLER, County Counsel

By: _____
K. Scott Dickey, Assistant County Counsel

By signing above, signatory warrants and represents that he/she executed this Second Amendment in his/her authorized capacity and that by his/her signature on this Second Amendment, he/she or the entity upon behalf of which he/she acted, executed this Second Amendment.

May 5, 2026
Library and Recreation

TITLE: ADOPT A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE ALAMEDA COUNTY TRANSPORTATION COMMISSION FOR MEASURE BB FUNDS FOR THE PLEASANTON RIDES DOOR-TO-DOOR SENIOR TRANSPORTATION PROGRAM

SUMMARY

Measure BB provides for the disbursement of funds through the Alameda County Transportation Commission (ACTC) to support community transit services for seniors and people with disabilities. Eligible agencies, such as the City of Pleasanton, are required to file applications annually with the ACTC to receive funding.

RECOMMENDATION

Adopt a resolution authorizing the submittal of an application to the Alameda County Transportation Commission for Measure BB Funds for the Pleasanton Rides Door-to-Door senior transportation program.

BACKGROUND

The Pleasanton Rides Door-to-Door program provides affordable rides for Pleasanton Seniors 70 years and older, and is funded in part by Alameda County Transportation Commission (ACTC) Measure BB. The ACTC has established a funding formula for the distribution of Measure BB funds (dedicated sales tax) each year to provide special transportation for seniors and persons with disabilities. Each eligible agency must submit an application and an approved City Council resolution. Program plan applications are then forwarded to the Paratransit Advisory Planning Committee for consideration and approval.

DISCUSSION

The total estimated cost of the Pleasanton Rides Door-to-Door program for Fiscal Year 2026/27 is \$600,424. The anticipated Measure BB funding is \$568,136. The additional funding needed for the program will come from existing Measure BB fund balance.

This program has historically been funded through a variety of sources, including Metropolitan Transportation Commission (MTC) – Transportation Development Act (TDA) 4.5, Measure B, Measure BB, and City General Funds. Current available funding sources are Measure BB and City General Funds. Measure B has sunset, and City of Pleasanton MTC TDA 4.5 funds were relinquished to the Livermore Amador Valley Transit Authority (LAVTA) to supplement its costs for providing Americans with Disabilities Act (ADA) transportation to Pleasanton residents.

Table 1 - Pleasanton Rides Program Funding

Funding Sources	Amount
-----------------	--------

Outside Revenue Sources:	
Measure BB – Alameda County ½ cent Transportation Tax	\$568,136
Sub-total:	\$568,136
Program Expense:	
Service contract with Black Tie Transportation (\$354,576), LAVTA payment for ADA transportation (\$198,848), Senior Day Trips and Recreation for Adults with Disabilities (RADD) trips (\$16,000), Paratransit management/overhead (\$31,000)	\$600,424

The Pleasanton Rides Door-to-Door program continues to be offered through the Library and Recreation Department. Enhancements to the program include offering a fee assistance program for low-income seniors and a group trip program for seniors and adults with developmental disabilities. The group trip program offers affordable day trips to destinations that offer educational and enrichment opportunities in the San Francisco Bay Area.

Staff will continue to provide outreach, education, and mobility coordination with other local transportation providers such as LAVTA and the CityServe of the Tri-Valley Volunteer Driver Program.

EQUITY AND SUSTAINABILITY

Acquiring Measure BB funds for the Pleasanton Rides program ensures the City can continue to provide affordable transportation access for senior citizens and adults with developmental disabilities, enabling them to meet daily needs, attend appointments, and take excursions.

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

This action advances the ONE Pleasanton Strategic Plan goal of *Building a Community where Everyone Belongs*.

FISCAL IMPACT

The City expects to receive \$568,136 in funding from the Alameda County Transportation Commission, Measure BB (45250356-313057). The total direct cost of the City’s Pleasanton Rides Door-to-Door program for Fiscal Year 2026/27 is expected to be \$600,424. The additional funding needed for the program comes from Measure BB fund balance.

Prepared by:

Ania Pawlak

Ania Pawlak, Management Analyst

Submitted by:

Heidi Murphy

Heidi Murphy, Director of Library and Recreation

Approved by:

Gerry Beaudin

Gerry Beaudin, City Manager

Attachments:

1. Resolution

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AUTHORIZING THE FILING OF A CLAIM WITH THE ALAMEDA COUNTY TRANSPORTATION COMMISSION (ACTC) FOR MEASURE BB FUNDS FOR FISCAL YEAR 2026/27

WHEREAS, Alameda County Measure BB provides for the distribution of funds from local dedicated sales tax to provide special transportation for seniors and persons with disabilities; and

WHEREAS, pursuant to the provisions of Measure BB, a prospective claimant wishing to receive an allocation from Alameda County shall file its claim with the Alameda County Transportation Commission; and

WHEREAS, the claims propose to continue a current program utilizing existing equipment, manpower, and routes, and proposes minor additional services and is, therefore, considered exempt from the requirements of the California Environment Quality Act; and

WHEREAS, Measure BB funds will be required by the Pleasanton Rides service in Fiscal Year 2026/27 for community transit services.

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

SECTION 1: Authorizes the City Manager or designee to execute and file appropriate claims pursuant to the terms of the Alameda County Measure BB, as amended, and pursuant to applicable rules and regulations promulgated thereunder, together with all necessary supporting documents, with ACTC for an allocation of Measure BB funds for Fiscal Year 2026/27.

SECTION 2: Transmit a copy of this Resolution to the ACTC in conjunction with the filing of claims, and ACTC will be requested to grant the allocations of funds as specified herein.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on May 5, 2026.

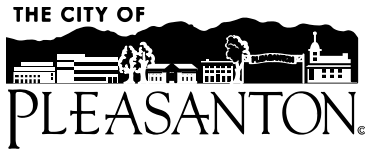
I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of May 2026 by the following vote:

- Ayes:
- Noes:
- Absent:
- Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney



CITY COUNCIL AGENDA REPORT

May 5, 2026
Police Department

TITLE: ADOPT ORDINANCE NO. 2304 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AMENDING ORDINANCE NO. 2238 TO AMEND THE PLEASANTON POLICE DEPARTMENT'S MILITARY EQUIPMENT USE POLICY TO ADD EQUIPMENT TO THE POLICY'S MILITARY EQUIPMENT INVENTORY

The foregoing Ordinance No. 2304 was introduced at a regular meeting of the City Council on April 21, 2026, by the following vote:

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

ORDINANCE NO. 2304

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AMENDING ORDINANCE NO. 2238 TO AMEND THE PLEASANTON POLICE DEPARTMENT'S MILITARY EQUIPMENT USE POLICY TO ADD EQUIPMENT TO THE POLICY'S MILITARY EQUIPMENT INVENTORY

WHEREAS, On July 19, 2022, the City Council adopted Ordinance No. 2238 approving the Pleasanton Police Department's Military Equipment Use Policy; and

WHEREAS, the Military Equipment Use Policy was amended on October 18, 2022 by Ordinance No. 2240 to add a Command Vehicle to the Policy's military equipment inventory; and

WHEREAS, the Military Equipment Use Policy was amended on April 18, 2023 by Ordinance No. 2246 to add additional equipment to the Policy's military equipment inventory; and

WHEREAS, the Military Equipment Use Policy was amended on April 16, 2024 by Ordinance No. 2279 to add additional equipment to the Policy's military equipment inventory; and

WHEREAS, the Military Equipment Use Polic was amended on May 20, 2025 by Ordinance No. 2294 to add additional equipment to the Policy's military equipment inventory; and

WHEREAS, the City Council wishes to renew Ordinance No. 2238, approving the Pleasanton Police Department's Military Equipment Use Policy; and

WHEREAS, the City Council wishes to amend the Military Equipment Use Policy to add additional equipment to the Policy's military equipment inventory.

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

Section 1. Amendment. Ordinance No. 2238 is amended to add the equipment described in Exhibit "A" to the Military Equipment Use Policy's military equipment inventory.

Section 2. Severability. If any part of this ordinance is declared invalid by a court, such invalidity shall not affect any of the remaining parts.

Section 3. Publication. This ordinance, or a summary prepared by the City Attorney, shall be published once in a newspaper of general circulation of the City of Pleasanton within fifteen days after its adoption.

Section 4. Effective Date. This ordinance shall take effect 30 days after its adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on April 21, 2026, and adopted on May 5, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jack Balch, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A
Additional Military Equipment Requested:

Equipment Name: DJI Matrice 4T and DJI Avata 2 Drones - Unmanned Aerial Systems (UAS), Unmanned Aerial Vehicles (UAV)	
Quantity Owned: 3 DJI Matrice 4T and 1 DJI Avata 2 Requested	Lifespan: 5-7 years
Equipment Capabilities: The drones will be managed through DroneSense, a U.S.-based fleet management platform. DroneSense provides a public-facing transparency portal and securely records flight data for record and evidence management.	
Manufactured Product Description: The DJI Matrice 4T is a specialized, compact enterprise drone tailored for law enforcement, public safety, and search and rescue, featuring a four-sensor payload (thermal, 7x tele, medium tele, wide) for rapid deployment and intelligent 1,800m laser rangefinder tracking. It boasts 49-minute flight times, AI object detection, and high-res night vision, ideal for surveillance and situational awareness. The DJI Avata 2 is a compact, durable FPV drone designed for law enforcement, specializing in indoor building clearance, high-risk reconnaissance, and confined search-and-rescue operations. Its built-in propeller guards, 4K/60fps video, and 23-minute flight time allow for safe, close-quarters navigation.	
Purpose/Authorized Uses: These remotely operated, non-weaponized drones would provide real-time aerial video to officers and command staff to enhance situational awareness and reduce risk to personnel during elevated-risk incidents, searches for missing or at-risk persons, disaster response, large outdoor incidents, and crime or collision scene documentation. If approved, the drones would be operated only by trained personnel in compliance with Federal Aviation Administration regulations, applicable state law, and departmental policy, and under the direction of a supervisor or incident commander. The Chief of Police may authorize use at community events, city-sponsored events, or to assist other City Departments such as the Fire Department, EOC, Streets, and Building department.	
Fiscal Impacts: Approximately \$50,000 Initial cost, PD will pay for this through internal funding sources	
Annual Maintenance: Approximately \$15,000	
Personnel Cost: Approximately \$20,000 initial training cost for 1 supervisor, 6 operators through the PD training budget.	
Legal/Procedural Rules Governing Use: The drones would be operated only by trained personnel in compliance with Federal Aviation Administration regulations, applicable state law, and departmental policy, and under the direction of a supervisor or incident commander	
Training Required: Drone operators must complete at a minimum: FAA 107 Ground School, UAS Basic Pilots Course, and UAS Night Operations which are courses supported by California POST standards. On-going monthly training costs are anticipated to be absorbed in staff time similar to other specialized units within the department.	

DJI Matrice 4T



DJI Avata 2



TITLE: ADOPT RESOLUTIONS PRELIMINARILY APPROVING ENGINEER'S REPORTS AND ORDERING PROPOSITION 218 ASSESSMENT BALLOT PROCEEDINGS FOR THE PONDEROSA-DEL PRADO LANDSCAPE MAINTENANCE DISTRICT 2026-1 AND BONDE RANCH LANDSCAPE MAINTENANCE DISTRICT 2026-2; AND SETTING JULY 21, 2026, AT 7:00 P.M. FOR THE PUBLIC HEARING

SUMMARY

In 2025, the City increased rates for the four Landscape Maintenance Districts in Pleasanton where increases could be made without triggering a Proposition 218 vote. However, those limited increases were not sufficient to address the ongoing structural funding deficits in the Ponderosa-Del Prado Landscape Maintenance District and the Bonde Ranch Landscape Maintenance District. The original formation documents for these districts did not include an annual inflationary adjustment mechanism, requiring a Proposition 218 process to implement future rate increases.

Over the past year, the City conducted extensive outreach with residents to identify desired service and assessment levels that property owners are willing to support. On March 17, 2026, the City Council adopted Resolutions 2026-009 and 2026-0010, initiating proceedings for the formation of two new Landscape Maintenance Districts (LMDs): Ponderosa-Del Prado Landscape Maintenance District 2026-1 and Bonde Ranch Landscape Maintenance District 2026-2, to replace the existing districts. The City Council action formalized work that began in 2020 to address funding shortfalls leading to below-minimum service levels in the districts.

Staff recommends that the City Council adopt the proposed resolutions to preliminarily approve the Engineer's Reports, order Proposition 218 property owner assessment ballot proceedings, and set July 21, 2026, at 7:00 p.m. as the date and time of the public hearing. The report and proposed assessments would only take effect upon majority property owner approval and subsequent City Council action in July. Alternative resolutions and Engineer's Reports reflecting a no-vote outcome for all five districts will be presented to the City Council on June 2, 2026.

RECOMMENDATION

1. Adopt a resolution to preliminarily approve the Engineer's Report for Ponderosa-Del Prado Landscape Maintenance District 2026-1 and set July 21, 2026, as the date of the public hearing.
2. Adopt a resolution to order Proposition 218 property owner assessment ballot proceedings for Ponderosa-Del Prado Landscape Maintenance District 2026-1.
3. Adopt a resolution to preliminarily approve the Engineer's Report for Bonde Ranch Landscape Maintenance District 2026-2 and set July 21, 2026, as the date of the public hearing.

4. Adopt a resolution to order Proposition 218 property owner assessment ballot proceedings for Bonde Ranch Landscape Maintenance District 2026-2.

BACKGROUND

The Landscaping and Lighting Act of 1972, codified in Division 15, Part 2, Chapter 2, Sections 22500 et seq. of the California Streets and Highways Code, authorizes local agencies to impose annual assessments on real property that receives special benefit from the installation, maintenance, and servicing of landscaping and lighting improvements. Proposition 218, codified in Article XIID of the California Constitution, establishes procedural and substantive requirements for property-related assessments, including preparation of an Engineer's Report, public notice and hearing procedures, and approval through a weighted property owner ballot proceeding.

The City currently administers five Landscape Maintenance Districts (LMDs). All five were formed before Proposition 218 was adopted in 1996 and are structurally underfunded. The City began actively assessing rate adjustment options in 2020 and has held discussions on the subject with all five districts. In 2025, the City raised the assessments for the four districts that had a higher assessment rate approved when the districts were formed. Assessments remained the same for Landscape Maintenance District 1993-1 (Windsor) as the approved assessment rates were already consistent with the current assessment rates.

Landscape Maintenance Districts 1994-1 (Oak Tree Farm) and 1995-1 (Moller Ranch) include an inflation factor, and their assessments were updated last year. As a result, a Proposition 218 ballot process is not currently expected to be necessary for those districts. The City and HOA for Landscape Maintenance District 1993-1 (Windsor) are working towards a possible transfer of maintenance responsibilities. The Engineer's Reports for the Windsor, Moller Ranch, and Oak Tree Farm LMDs, along with the Engineer's Reports for the Ponderosa-Del Prado and Bonde Ranch LMDs, should the votes not pass, will be presented to the City Council on June 2, 2026.

Landscape Maintenance Districts 1984-1 (Ponderosa-Del Prado) and 1993-2 (Bonde Ranch) were prioritized for the Proposition 218 vote because they face the most significant funding shortfalls. Neither district includes an annual inflationary adjustment factor, assessment revenues have not kept pace with rising maintenance and water costs, and neither district maintains adequate reserves for capital repair and replacement needs.

The City conducted three rounds of neighborhood meetings for the Ponderosa-Del Prado and Bonde Ranch LMDs between November 2025 and April 2026. The first meeting, held online, informed residents of the districts' financial conditions and gathered initial input. The second and third meetings were held in person. At the second meeting, staff presented assessment options (a high level of maintenance more consistent with the plans approved at the formation of the development, a mid-level recommended by the City to reflect a sustainable maintenance level based on the condition of the existing mature landscape, and a reduced maintenance level, reflecting the minimum level necessary to sustainably maintain the landscape safely) and notified property owners that an informal survey would be distributed to gauge support for the options. At the third and final meeting, staff shared the survey results and outlined the next steps.

On March 17, 2026, the City Council adopted Resolutions 2026-009 and 2026-0010, initiating proceedings to form two new districts to replace the existing Ponderosa-Del Prado and Bonde Ranch districts. The City Council designated SCI Consulting Group as Engineer of Work and directed the preparation of Engineer's Reports consistent with the requirements of the Act and Article XIID.

DISCUSSION

Engineer's Reports

The City retained SCI Consulting Group to prepare Engineer's Reports for both proposed districts in accordance with the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution. Each Engineer's Report outlines the yearly anticipated expenditures and revenues. It provides a detailed description of the proposed improvements, district boundaries, and assessment diagram, the proposed method of assessment apportionment, and the assessment roll. The Engineer's Reports are filed with the City Clerk and are part of the respective preliminary approval resolutions.

If the City Council preliminarily approves the Engineer's Reports, official property owner ballots and notices of the public hearing will be mailed to all record owners of parcels within each proposed district no later than May 15, 2026.

Ponderosa-Del Prado Landscape Maintenance District 2026-1

The Ponderosa-Del Prado LMD serves 344 parcels, consisting of 343 single-family residential parcels and one City-owned parcel, within the Ponderosa Homes subdivision. The district was originally formed in 1984 and funds maintenance of landscaped areas, trees, shrubbery, groundcover, and irrigation systems along Paseo Santa Cruz. The current annual assessment is \$61.10 per parcel, including the County collection fee.

An informal survey was distributed by mail to all district property owners, and by email to all property owners for whom the City had email addresses on file. Of the 47 unique survey responses received, 61.7 percent of respondents, weighted by proposed assessment, indicated support for the City-recommended maintenance level.

Based on the public meetings, correspondence with residents, and informal survey results, staff recommends the City-recommended option for the ballot, with a total annual district budget of \$84,224 after weighing properties under Proposition 218 requirements. This option moves the district closer to its original maintenance standard and includes immediate safety improvements, plant and landscape restoration, tree pruning and replacement, entry feature repairs, and preventive and proactive care.

The proposed assessments range from approximately \$242 to \$281 per parcel per year across five assessment zones, with rates dependent on the special benefit that each property receives. Properties would be subject to an annual Consumer Price Index adjustment capped at 3 percent. Final zone rates are confirmed in the Engineer's Report.

Bonde Ranch Landscape Maintenance District 2026-2

The Bonde Ranch LMD serves 103 parcels, consisting of 102 single-family residential parcels and one City-owned parcel containing a water tank, within the Bonde Ranch subdivision. The district was originally formed in 1993 and funds maintenance of landscaped areas, open-space slopes, fuel transition zones (fire breaks), entry features, open-space drainage ditches,

irrigation systems, and trees within Tracts 6483 and 6518. The current annual assessment is \$396.18 per parcel, including the County collection fee.

An informal survey was distributed by mail to all district property owners, and by email to all property owners for whom the City had email addresses on file. Of the 36 unique survey responses received, 65.6 percent of respondents, weighted by proposed assessment, indicated support for the Reduced Maintenance level.

Based on public meetings, correspondence with residents, and informal survey results, staff recommends the Reduced Maintenance option for the ballot, with a total annual district budget of \$52,364 after weighing properties under Proposition 218 requirements. This option focuses primarily on safety by maintaining current conditions through basic tree pruning and removal, basic fire break maintenance, weed abatement, and minimal irrigation to sustain plantings.

Proposed assessments would be \$633 per year for Zone A parcels, with the City paying \$1,266 for the water tank site in Zone A, and \$279 per year for Zone B parcels, subject to an annual Consumer Price Index adjustment capped at 3 percent. Zone A parcels are weighted more heavily under Proposition 218 requirements because they receive a much greater special benefit from fire protection and landscape maintenance services. The water tank property is assessed at an even higher rate due to its value in the event of a fire and the benefit it receives from being protected.

Replacement of Existing Districts and Transfer of Funds

If a proposed district is approved through the Proposition 218 ballot process and is not subject to a majority protest, the corresponding existing district will be dissolved and replaced by the new district.

- If Ponderosa-Del Prado Landscape Maintenance District 2026-1 is approved, Landscape Maintenance District 1984-1 (Ponderosa-Del Prado) will be dissolved. All unexpended funds held in the existing district fund (Fund 134) at the time of dissolution, approximately \$73,260 as of April 2026, will be transferred to Ponderosa-Del Prado Landscape Maintenance District 2026-1.
- If Bonde Ranch Landscape Maintenance District 2026-2 is approved, Landscape Maintenance District 1993-2 (Bonde Ranch) will be dissolved. All unexpended funds held in the existing district fund (Fund 136) at the time of dissolution, approximately \$35,155 as of April 2026, will be transferred to Bonde Ranch Landscape Maintenance District 2026-2.

If either proposed district is not approved or is subject to a majority protest, the corresponding existing district will continue to operate under its current assessment structure based on the Engineer's Reports that will be presented to the City Council in June.

Ballot Process and Timeline

The following schedule governs the ballot proceedings for both proposed districts:

- May 5, 2026: City Council preliminarily approves the Engineer's Reports and orders ballot proceedings.
- May 15, 2026: Official Proposition 218 ballots are mailed to all record owners of parcels within each proposed district.

- June 2, 2026: City Council preliminarily approves Engineer’s Reports for all five LMDs, including alternative Engineer’s Reports for Ponderosa-Del Prado and Bonde Ranch in the event the Proposition 218 ballot measures do not pass.
- July 21, 2026: Public hearing is held. Ballots must be received by the City Clerk by the close of the public hearing. Postmarks do not constitute timely receipt.
- August 2026: If approved, the new assessments are submitted to the Alameda County Auditor-Controller for inclusion on FY 2026-27 property tax bills.

Votes are weighted by the proposed assessment amount for each parcel. Only returned ballots are counted; ballots not returned are neither counted in support of nor opposition to the proposed assessments. If a majority protest exists, meaning weighted ballots in opposition exceed weighted ballots in support of the returned ballots, the proposed assessment may not be imposed.

The table below lists the assessments that would be collected in each district this fiscal year if the ballot measure passes.

Table 1. Ponderosa-Del Prado LMD

Zone	No. Parcels	SFE Factor	Total SFEs	Annual Assessment Rate	Total Assessment
Base Level	278	1.000	278.000	\$241.44	\$67,120
Central	24	1.046	25.104	\$252.55	\$6,061
Adjacent to Trail	20	1.058	21.160	\$255.44	\$5,109
Proximate Trail Access	17	1.104	18.768	\$266.55	\$4,531
Proximate Trail Access + Adjacent to Trail	5	1.162	5.810	\$280.55	\$1,403
TOTAL	344		348.842		\$84,224

Table 2. Bonde Ranch LMD

Zone	No. Parcels	SFE Factor	Total SFEs	Annual Assessment Rate	Total Assessment
Zone A SFR	64	1.00	64.00	\$633.03	\$40,514
Zone A Water Tank	1	2.00	2.00	\$1,266.00	\$1,266
Zone B SFR	38	0.44	16.72	\$278.53	\$10,584
TOTAL	103		82.72		\$52,364

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This action does not result in a physical environmental impact. Maintenance work within each LMD is categorically exempt from CEQA under Guidelines Section 15302, “Replacement or Reconstruction.” Moreover, under CEQA Guidelines Section 15378(b)(4), this action is not a project because it involves a government funding mechanism that does not commit the City to a specific project that may result in a potentially significant physical impact on the environment.

EQUITY AND SUSTAINABILITY

The Proposition 218 ballot process, should the vote be approved, would improve the long-term sustainability of the landscape maintenance for the Ponderosa-Del Prado and Bonde Ranch Landscape Maintenance Districts, increase protection against wildfire, and provide more funding for better care of the landscapes for each district.

OUTREACH

The City conducted three neighborhood meetings for each proposed district. The first and second meetings informed property owners about the proposed process, the financial challenges facing each district, and the maintenance level options. The third meeting, held on April 6, 2026, for Bonde Ranch, and on April 7, 2026, for Ponderosa-Del Prado, at the Pleasanton Senior Center, presented survey results, the proposed ballot option, and an explanation of the Proposition 218 ballot process.

Dedicated informational websites for each district have been active since early 2026 and are available to property owners at any time. The websites include informal survey results, meeting summaries, presentations, meeting recordings, and other background materials.

Ponderosa-Del Prado Website

<https://storymaps.arcgis.com/stories/a65e86d56f924ccb9d55c3afb6c7ed>

Bonde Ranch Website

<https://storymaps.arcgis.com/stories/a1bd9b1b6e074033b350934a8e211fa1>

Informational flyers summarizing the ballot process were mailed to all district property owners in April 2026.

Following the City Council’s action on this item, formal Proposition 218 ballot packages will be

mailed to all record owners of parcels within each proposed district no later than May 15, 2026, in compliance with the requirements of Article XIID of the California Constitution.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the citywide ONE Pleasanton strategic plan goal of *Funding our Future* - to support financial health and sound fiscal policies through long-term planning, cost recovery, increased revenue, and cost containment.

FISCAL IMPACT

The LMDs are special assessment districts managed by the City. Funds collected within each district may be used only for that district and may not be commingled. As required by law, the City will continue to bear the cost of assessments attributable to general benefit and City-owned parcels. Accordingly, the City’s annual assessment responsibility would be as follows:

Table 3. City Annual Assessment

Public Property Location	Fiscal Impact
Parcel 946-4563-125 (Ponderosa - Del Prado Park)	\$241.44
Parcel 948-0014-1-39 (water tank site) in District 1993-2 (Bonde Ranch)	\$1,266.06
Total	\$1,507.50

With the proposed increased assessment amounts, and consistent with the prior year's assessments, staff recommends that \$1,570.50 be appropriated from the General Fund to the LMDs. The proposed FY 2026-27 budget includes this expense from the General Fund.

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. Resolution Ponderosa-Del Prado Landscape Maintenance District 2026-1 (with Exhibit A – Engineer’s Report)
2. Resolution Ponderosa-Del Prado Landscape Maintenance District 2026-1 for Proposition 218
3. Resolution Bonde Ranch Landscape Maintenance District 2026-2 (with Exhibit A – Engineer’s Report)
4. Resolution Bonde Ranch Landscape Maintenance District 2026-2 for Proposition 218

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
DECLARING THE INTENTION TO FORM PONDEROSA-DEL PRADO LANDSCAPE
MAINTENANCE DISTRICT 2026-1, PRELIMINARILY APPROVING THE ENGINEER'S
REPORT; AND SETTING A DATE FOR A PUBLIC HEARING**

WHEREAS, on March 17, 2026, the City Council adopted Resolution No.2026-0009 initiating proceedings for the formation of Ponderosa-Del Prado Landscape Maintenance District 2026-1 (the "District") pursuant to the Landscaping and Lighting Act of 1972 (the "Act"), Division 15, Part 2, Chapter 2, Sections 22500 et seq. of the California Streets and Highways Code, for the installation, maintenance, and servicing of landscaping and other improvements; and

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Articles XIIC and XIID to the California Constitution, which impose certain procedural and substantive requirements relating to assessments (as defined); and

WHEREAS, an Engineer's Report ("Report") has been prepared by SCI Consulting Group, registered, professional engineers ("Assessment Engineer"), and submitted to the City Council, in which an assessment is proposed to fund the cost of the installation, maintenance and servicing of improvements within the District boundaries as described in §3 below. The proposed Landscape Maintenance District shall be described as "Ponderosa-Del Prado Landscape Maintenance District 2026-1" of the City of Pleasanton (hereinafter the "Assessment District").

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

SECTION 1. The above Recitals are in all respects true and correct.

SECTION 2. Reference to Initiation. In accordance with direction from the City Council, SCI Consulting Group, ("Engineer of Work"), prepared an Engineer's Report ("Report") pursuant to the Act and Article XIID of the California Constitution. The Report has been prepared, filed with the City Clerk, reviewed, and duly considered by the City Council and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to this Resolution.

SECTION 3. Description of the Improvements. The purpose of the Assessment District shall be for the installation, maintenance, and servicing of improvements. Within the District, the existing and proposed improvements ("Improvements") are generally described as the installation, maintenance, and servicing of landscaped areas, including but not limited to, trees, shrubs, groundcover, turf, mulch, and irrigation and drainage systems, all as delineated on the landscape and irrigation plans for Tract 5256 (Phase III Landscape Maintenance District 1984-1) and Tract 4986 (Arroyo de la Laguna Improvements). The Improvements are located within the following areas: (1) north of Corte de Flores on the west side of Paseo Santa Cruz, approximately 160 feet long by 6 feet wide; and (2) north of Corte Pacifica on the east side of Paseo Santa Cruz, approximately 1,370 feet long by 6 feet wide. The Improvements also include maintenance of and access to the Centennial Trail frontage and appurtenant landscape areas, entry feature repair and improvements, fencing and gates, and all associated appurtenant facilities and incidental expenses.

“Installation” means the construction of landscape improvements, including but not limited to land preparation such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, and drainage. “Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of said Improvements, including: (a) repair, removal, or replacement of all or any part of any improvement; (b) providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, pruning, spraying, fertilizing, treating for disease or injury, plant and mulch replacement, and weed abatement; (c) the removal of trimmings, rubbish, debris, and other solid waste; (d) fire prevention management, including tree pruning and removal of hazardous or dead vegetation; (e) repair, maintenance, and replacement of irrigation systems, water-efficient upgrades, and drainage facilities; (f) repair and maintenance of fencing, gates, and entry features; and (g) safety improvements necessary to protect the health, safety, and welfare of district property and the public. “Servicing” means the furnishing of (a) water for the irrigation of any landscaping or the maintenance of any other improvements, and (b) electric current or energy for the lighting or operation of any improvements. The Improvements also include all labor, materials, supplies, utilities, and equipment necessary or incidental to the foregoing, together with all costs of administration, engineering, legal, and other incidental expenses associated with the District.

SECTION 4. Reference to Engineer’s Report. The Report is hereby incorporated by reference. Reference is hereby made to the Report for a full and detailed description of the Improvements, the boundaries of the Assessment District and the proposed assessments upon assessable lots and parcels of land within the Assessment District. Reference is also hereby made to the Report for an estimate of the costs of the Improvements proposed to be financed from the proceeds of the proposed assessment.

SECTION 5. Report of the Assessment Engineer: The Report is available for public review at the City of Pleasanton City Hall, located at 123 Main St, Pleasanton, CA. The Engineer’s Report includes:

- A. A description of the Improvements to be funded with assessment proceeds, services and incidental costs; and
- B. An estimate of the annual cost of such Improvements; and
- C. A description of the assessable parcels of land within the District and proposed to be subject to the assessment; and
- D. A description of the proportionate special and general benefits conferred on property by the proposed assessment; and
- E. A description of the boundaries of the proposed Assessment District; and
- F. A specification of the amount to be assessed upon various types of assessable land to fund the cost of the Improvements; and
- G. The proposed method and formula of assessing the costs and expenses of the Improvements to the properties which will specially benefit from the Improvements.

SECTION 6. Description of Assessment District. The Assessment District consists of the lots and parcels shown on the boundary map of the Assessment District on file with the City Clerk, and reference is hereby made to such map for further particulars.

SECTION 7. Proposed Assessment Rate. It is the intention of this City Council to levy and collect assessments within the Assessment District. The estimated Fiscal Year 2026-27 cost of providing the Improvements is \$84,224. Said estimated cost results in a proposed Single-Family Equivalent ("SFE") assessment rate of TWO HUNDRED FORTY-ONE DOLLARS AND FORTY-FOUR CENTS (\$241.44) for Zone 1 (Base Level), TWO HUNDRED FIFTY-TWO DOLLARS AND FIFTY-FIVE CENTS (\$252.55) for Zone 2 (Central Wall), TWO HUNDRED FIFTY-FIVE DOLLARS AND FORTY-FOUR CENTS (\$255.44) for Zone 3 (Adjacent to Trail), TWO HUNDRED SIXTY-SIX DOLLARS AND FIFTY-FIVE CENTS (\$266.55) for Zone 4 (Proximate Trail Access), and TWO HUNDRED EIGHTY DOLLARS AND FIFTY-FIVE CENTS (\$280.55) for Zone 5 (Proximate Trail Access + Adjacent) to Trail for fiscal year 2026-27. It is the further intention of the City to have the assessment collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, its general taxes.

SECTION 8. Public Hearing. Notice is hereby given that the Public Hearing on the proposed assessment shall be held before the City Council on Tuesday, July 21, 2026, at the hour of 7:00 p.m. at the City Council Chambers, located at 200 Old Bernal Avenue, Pleasanton, California, or soon thereafter as the matter may be heard, for the purpose of this City Council's determination of whether the Public interest, convenience, and necessity require the improvements and this City Council's final action upon the report and the assessments therein. All interested persons shall be afforded the opportunity to hear and be heard. Any interested person may file a written protest with the City Clerk, or, having previously filed a protest, may file a written withdrawal of that protest, prior to the conclusion of the public input portion of the public hearing. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer thereof. The City Council shall consider all oral statements and all written protests made or filed by any interested person. Pursuant to Government Code Sections 53759.1 and 53759.2, timely written objections will be duly considered and written responses will be provided to such objections

SECTION 9. Notice and Ballot. The City Clerk hereby is authorized and directed to cause Notice of the hearing ordered under Section 8 hereof to be given in accordance with law by United States Mail, and such Notice shall be deemed to have been given when so deposited in the United States Mail. The envelope or cover of the mailing shall include the name of the City. The mailed Notice shall be given to all property owners of assessable parcels within the Assessment District by such mailing by name to those persons whose names and addresses appear on the last equalized secured property tax assessment roll of Alameda County, or in the case of any public entity, the representative of such public entity at the address thereof known to the City Clerk. The Notice shall include, but not be limited to, the total amount of assessment proposed to be levied in the Assessment District for Fiscal Year 2026-27, the assessment proposed for the owner's particular parcel(s) and the duration thereof and the reason for the assessment. Each Notice shall also contain the proposed assessment and the basis upon which the amount of the assessment was calculated. Each Notice shall also contain an assessment ballot, a summary of the procedures applicable to the completion, return and tabulation of assessment ballots, the date, time, and location of the public hearing and a statement that the existence of a majority protest will result in the assessment not being imposed. The Notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

SECTION 10. Additional Information. To obtain additional information about the proposed assessments, the Assessment District or the proposed Improvements contact: Matt

Gruber, Landscape Architect, 123 Main St, Pleasanton, CA, telephone number (925) 931-5672. The Engineer's Report and other written material about the Assessment District may also be reviewed at the Office of the City Clerk during regular business hours.

SECTION 11. Annual Assessments. The assessments are proposed to be levied annually. If the proposed assessments are approved and confirmed by the City Council, the assessments will increase in future years by an amount up to the change in the San Francisco Bay Area Consumer Price Index ("CPI") with a maximum of 3% without a further vote or balloting process. In the event that the actual assessment rate for any given year is not increased by an amount equal to the CPI change, any such deferred assessment increase may be added to the total amount assessed in any subsequent year. In such event, the maximum authorized assessment amount shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years. In each subsequent year in which the assessments will be levied, an updated Engineer's Report, including a proposed budget and assessment rate, shall be prepared. The updated Engineer's Report shall be considered by the City Council at a noticed public hearing. The updated Engineer's Report shall serve as the basis for the continuation of the assessments.

SECTION 12. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on May 5, 2026.

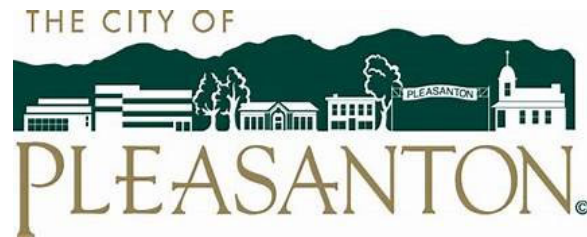
I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of May 2026 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney



Fiscal Year 2026-27

ENGINEER'S REPORT

City of Pleasanton

Ponderosa -Del Prado

Landscape Maintenance District 2026-1

April 2026

Pursuant to the Landscape and Lighting Act of 1972 and Article XIID of the California Constitution

Engineer of Work:

SCIConsultingGroup

Public Finance Consulting Services

4745 Mangels Boulevard
Fairfield, California 94534

707.430.4300

www.sci-cg.com

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City of Pleasanton

Mayor

Jack Balch

City Council

Matt Gaidos, District 4, Vice Mayor

Jeff Nibert, District 1, Member

Craig Eicher, District 2, Member

Julie Testa, District 3, Member

City of Pleasanton Staff

Siew-Chin Yeong, Director of Public Works

Adam Nelkie, Assistant Director of Public Works, Engineering/City Engineer

Matt Gruber, Landscape Architect

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Introduction

Overview

Landscape Maintenance District No. 1984-1, Ponderosa-Del Prado ("1984-1 Ponderosa LMD") was established by the City of Pleasanton in 1984 as a condition of approval for the Ponderosa residential development. The 1984-1 Ponderosa LMD was formed pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code, Sections 22500 et seq., the "Act") to fund the ongoing maintenance of landscaping, trees, shrubs, groundcover, and irrigation systems within the Ponderosa subdivision. The Ponderosa single-family residential project was approved in two phases, October 1983 and January 1985.

The original assessment was established in 1984, prior to the passage of Proposition 218. The first assessment on record, approved by Resolution 88-375, was \$60.08 per parcel per year. Beginning in Fiscal Year 2000-01, the assessment was reduced to \$16.62 per parcel, where it remained through Fiscal Year 2024-25. With no inflation escalator, assessment revenues have not kept pace with the rising costs of maintenance, water, utilities, and capital replacement. The resulting funding shortfall has produced a measurable decline in the condition of the landscape and infrastructure within the 1984-1 Ponderosa LMD.

In Fiscal Year 2025-26, the City restored the assessment to \$60.08 per parcel per year, the amount established by Resolution 88-375. However, this restoration is insufficient to fund the full scope of maintenance and capital improvements needed within the District. Water costs increased thirty percent in calendar year 2024, an additional twelve percent in 2025, and rates were restructured in 2026, moving away from the tiered system based on quantity, which will more heavily impact low water-use properties, such as the 1984-1 Ponderosa LMD. Water rates are projected to continue to increase in future years to pay for necessary infrastructure and treatment costs. The reserve fund has been partially drawn to fund the costs of the Proposition 218 ballot proceeding.

The City Council has directed that a new assessment be proposed and voted on by property owners within the District in accordance with Proposition 218 (Article XIID of the California Constitution). The intent is to replace the existing District No. 1984-1 with a new Ponderosa-Del Prado Landscape Maintenance District 2026-1 ("Assessment District" or "District") that includes a cost-of-living adjustment provision to provide adequate and sustainable funding for maintenance and services going forward. If approved by property owner ballot, the existing 1984-1 Ponderosa LMD will be replaced by the Assessment District.

This Engineer's Report ("Report") was prepared to establish the budget for the improvements and services ("Improvements") that will be funded by the proposed assessments, to determine the general and special benefits received from the Improvements by property within the Assessment District, and to establish the method of assessment apportionment to lots and parcels. This Report and the assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIII D of the California Constitution (the "Article"). The boundaries of the Assessment District are the same as the boundaries of the existing District No. 1984-1 and include all parcels within the Ponderosa subdivision as shown on the Assessment Diagram incorporated in this Report.

Community Outreach

Prior to initiating Proposition 218 proceedings, the City of Pleasanton conducted an extensive community outreach process to inform property owners of the District's financial condition, solicit input on proposed maintenance levels, and explain the Proposition 218 ballot process. Prior to each community meeting, the City mailed and emailed informational flyers to all district property owners summarizing the meeting date, location, and topics to be covered.

On November 17, 2025, the City held its first informational community meeting virtually. City staff and SCI Consulting Group presented information about the District's formation and history, the current state of the landscape and infrastructure, the funding shortfall resulting from decades of unchanged assessments, and the Proposition 218 process required to increase the assessment. Property owners were invited to submit written feedback to the City and notified that the City would be holding another meeting in response to the input received and to present more detailed cost information.

On February 19, 2026, the City held its second community meeting at the Pleasanton Senior Center, available both in person and virtually. The City presented updated budget options, the zone of benefit structure, the Proposition 218 ballot process and timeline, and an overview of the survey to date.

The informal survey was distributed via mail to all district property owners and email for all property owners that had provided the City with their email addresses. The survey sought input on preferred maintenance levels, priorities for improvements, and attitudes toward the proposed assessment.

The survey closed on March 16, 2026. Of the 47 unique survey responses ultimately received, 61.7% of respondents, weighted by proposed assessment, indicated cumulative support for the City Recommended maintenance level. The top priorities identified by respondents were weed abatement, tree maintenance pruning and removal, fire prevention management, and irrigation system repairs and replacement. Survey results are directional and are not statistically valid as a prediction of ballot outcome.

On March 17, 2026, the City Council adopted resolutions initiating proceedings for the formation of the Ponderosa-Del Prado Landscape Maintenance District 2026-1 and designated SCI Consulting Group as Engineer of Work for the proposed district.

The third and final neighborhood meeting was held on April 7, 2026, at the Pleasanton Senior Center, available both in-person and virtually. The meeting presented the final survey results, the proposed ballot option recommended by the City, a detailed explanation of the Proposition 218 weighted ballot process, and the next steps in the proceedings.

Throughout the outreach process, the City maintained a dedicated informational website for the District available to property owners at all times. The website includes recordings of all three community meetings, slide decks, meeting Q&A summaries, frequently asked questions, formation documents, and budget information. The website has been updated following each community meeting to reflect the most current information available.

Assessment Process

This Engineer's Report establishes the budget for the maintenance and services to be undertaken by the Assessment District that will be funded by the proposed Fiscal Year 2026-27 assessments and also determines the benefits received from the maintenance and services by property within the Assessment District as well as the method of assessment apportionment to lots and parcels. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIII D of the California Constitution (the "Article").

Following the submittal of this Report to the City of Pleasanton City Council ("Council") for preliminary approval, the Council may, by Resolution, call for an assessment ballot proceeding and Public Hearing on the establishment of the Ponderosa-Del Prado Landscape Maintenance District 2026-1.

If the Council approves such Resolution and calls for the mailing of notices and ballots, a notice of assessment and assessment ballot will be mailed to property owners at least 45 days prior to the date of the Public Hearing set by the Council. Such notice would include a description of the assessments as well as an explanation of the method of voting on the assessments. Each notice would include a ballot on which the property owner could mark his or her approval or disapproval of the assessments and a ballot return envelope.

After the ballots are mailed to property owners, a minimum 45-day time period must be provided for the return of the assessment ballots. Following this 45-day time period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed assessments and services. At this hearing, the public would have the opportunity to provide input on this issue and would have a final opportunity to submit ballots. After the conclusion of the public input portion of the hearing, the hearing may be continued to a later time to allow time for the tabulation of ballots.

With the passage of Proposition 218 on November 6, 1996, The Right to Vote on Taxes Act, now Article XIII C and XIII D of the California Constitution, the proposed assessments can be levied for Fiscal Year 2026-27 and future years, only if the ballots submitted in favor of the assessments are greater than the ballots submitted in opposition to the assessments. Each ballot is weighted by the amount of proposed assessment for the property that it represents.

If it is determined, when the tabulation results are announced, that the assessment ballots submitted in opposition to the proposed assessments do not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted) the Council may take action, by resolution, to approve the levy of the assessments for Fiscal Year 2026-27 and future fiscal years. If the assessments are confirmed and approved, the levies, as outlined in this Engineer's Report, will be submitted to the Alameda County Auditor for inclusion on the property tax rolls for Fiscal Year 2026-27. If the assessment ballots submitted in opposition to the proposed assessments do exceed assessment ballots submitted in favor of the assessments, the assessment rates will be consistent with the previous year's assessment rates as indicated in a separate Engineer's Report to be submitted at a future date.

Legislative Analysis

Proposition 218

The Right to Vote on Taxes Act was approved by the voters of California on November 6, 1996 and is now Article XIIC and XIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services and improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.

Proposition 218 describes several important requirements, including a property owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space Authority (2008) 44 Cal. 4th 431

In July of 2008, the California Supreme Court issued its ruling on the *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority* (“SVTA”). This ruling is significant in that the Court clarified how Proposition 218 made changes to the determination of special benefit. The Court also found that:

- Benefit assessments are for special, not general, benefit.
- The services and/or improvements funded by assessments must be clearly defined.
- Special benefits are directly received by and provide a direct advantage to property in the assessment district.

Dahms v. Downtown Pomona Property (2009) 174 Cal. App. 4th 708

In *Dahms v. Downtown Pomona Property* (“Dahms”) the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon (2009) 180 Cal. App. 4th 103

Bonander v. Town of Tiburon (“*Bonander*”), the 1st District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments primarily on the grounds that the assessments had been apportioned to assessed property based on the costs within sub-areas of the assessment district instead of the overall cost of the improvements and the overall proportional special benefits.

Beutz v. County of Riverside (2010) 184 Cal. App. 4th 1516

Steven Beutz v. County of Riverside (“*Beutz*”) the Court overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

Golden Hill Neighborhood Association v. City of San Diego (2011) 199 Cal. App. 4th 416

On September 22, 2011, the 4th District Court of Appeal issued a decision on the *Golden Hill Neighborhood Association v. City of San Diego* (“*Greater Golden Hill*”) appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in *Beutz*, the court found the general benefits associated with services were not explicitly calculated, quantified, and separated from the special benefits. Second, the court found that the City had failed to record the basis for the assessment on its own parcels.

Compliance with Current Law

This Engineer’s Report is consistent with the requirements of Article XIII C and XIII D of the California Constitution and with the *SVTA* decision because the assessments are for special, not general, benefit; the improvements to be funded are clearly defined; the improvements are directly available to and will directly benefit property in the Assessment District; and the improvements provide a direct advantage to property in the Assessment District that would not be received in absence of the Assessments.

This Engineer’s Report is consistent with *Dahms* because, similar to the Downtown Pomona assessment validated in *Dahms*, the services will be directly provided to property in the Assessment District. Moreover, while *Dahms* could be used as the basis for a finding of 0% general benefits, this Engineer’s Report establishes a more conservative measure of general benefits.

This Engineer's Report is consistent with *Beutz, Dahms, and Greater Golden Hill* because the improvements will directly benefit property in the Assessment District, and the general benefits have been explicitly calculated and quantified and excluded from the Assessments. The Engineer's Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall cost of the improvements and proportional special benefit to each property.

Plans and Specifications

The City of Pleasanton maintains landscaping and other improvements in locations within the Assessment District's boundaries. The work and improvements to be undertaken by the Ponderosa-Del Prado Landscape Maintenance District 2026-1, and the cost thereof paid from the levy of the annual Assessment, provide special benefit to parcels within the Assessment District as defined in the Method of Assessment herein. In addition to the definitions provided by the Landscaping and Lighting Act of 1972 (the "Act"), the work and improvements are generally described as designated landscaping, trees, shrubs, groundcover, irrigation systems, and trail landscaping within the Ponderosa subdivision, including the landscaped strip north of Corte de Flores on the west side of Paseo Santa Cruz and north of Corte Pacifica on the east side of Paseo Santa Cruz, and the landscaped area on the east side of the Arroyo de la Laguna trail between the Pleasanton Canal and Arroyo del Valle, within the City of Pleasanton. The Assessment Diagram shows the location and extent of the Improvements to be installed, maintained, or serviced by the proceeds from this Assessment District.

Installation, maintenance, and servicing of Improvements may include, but are not limited to, landscaping, ground cover, shrubs and trees, irrigation systems, fencing, and labor, materials, supplies, utilities, and equipment, as applicable, at each of the locations owned, operated, or maintained by the Assessment District.

As applied herein, "Installation" means the construction of Improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, walkways, and drainage facilities.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; and the removal of trimmings, rubbish, debris, and other solid waste.

"Servicing" means the furnishing of electric current or energy for the operation of irrigation system controllers, and water for the irrigation of any landscaping or the maintenance of any other improvements.

"Incidental expenses" include all of the following: (a) the costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets and Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets and Highways Code Section 22526).

All assessment proceeds will be used exclusively for the Improvements described herein and incidental expenses within the Assessment District.

Landscape plans and specifications for the Improvements to this Assessment District are those prepared for Tracts 5256 and 4986 by The Environmental Center, dated October 30, 1984, and January 13, 1986. These plans and specifications have been filed with the City Clerk and are incorporated in this Report by reference.

Estimate of Cost and Budget

The Landscaping and Lighting Act of 1972 provides that the total costs for providing the maintenance and services of the Assessment District, including incidental expenses, can be recovered through the assessment. An estimate of Assessment District costs for Fiscal Year 2026-27 is provided in Table 1 on the following page.

Table 1 - Fiscal Year 2026-27 Estimate of Cost and Budget

CITY OF PLEASANTON			
Ponderosa - Del Prado Landscape Maintenance District 2026-1			
			<u>Budget</u>
Installation, Maintenance & Servicing Costs			
Landscaping (maintenance)			
Basic maintenance			\$20,960.00
Extra Work			
Tree pruning and removal			\$32,004.71
Irrigation repair and replacement			\$16,332.00
Water			\$9,000.00
Power - One controller			\$200.00
Total for Installation, Maintenance & Servicing			<u>\$78,496.71</u>
 Incidental and Administration Costs ¹			
City administration fees			\$1,800.00
County Collection Costs			\$1,427.71
Annual Engineer's Report			\$2,500.00
Total Incidental and Administration Costs			<u>\$5,727.71</u>
 Amount to/(from) Reserve Fund ²			
Reserve/Long-Term Replacement Fund for scheduled			
Long-term replacement of various district improvements			<u>\$0</u>
 City's Contribution for General Benefit*			
TOTAL COSTS			\$84,224.42
BUDGET ALLOCATION TO PROPERTY			
	Single Family Equivalent Units (SFE) ⁴	Proposed Assessment Rate	Total Assessment ⁵
<u>Number of Parcels/Units</u>			
344	348.84	\$241.44	\$84,224.42

Notes for Estimates of Costs

1. Incidental and administration cost estimates include City staff hours dedicated to the administration of the assessment (including staff time to bid work, monitor contracts and contractors, respond to residents' inquiries, etc.), county charges for inclusion of assessments on property tax bills, and other incidental costs.
2. If approved, the existing Fund 134 balance (approximately \$73,260 as of April 2026) will be transferred to the new Ponderosa-Del Prado Landscape Maintenance District 2026-1.
3. As determined in the Benefit Findings section, at least 24.51% of the expenditures must be funded from sources other than the assessments to cover any general benefits. Therefore, out of the total cost of \$84,224, the City must contribute at least 24.51% from other sources. The City will contribute in-kind, non-monetary contributions conservatively estimated at 50% of the total district cost, which more than covers any general benefits from the expenditures. For additional information, see 'Source of Contributions from Other Funds' on page 23.
4. The rate shown here is for a single-family home or its equivalent. For the definition of the term Single-Family Equivalent (SFE) and rates for other types of property, see the section titled, "Method of Assessment" and the sections following it in this report.
5. The Act requires that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the Maintenance District. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Report. Any balance remaining at the end of the Fiscal Year, June 30, must be carried over to the next Fiscal Year. The District may also establish a reserve fund for contingencies and special projects as well as a capital improvement fund for accumulating funds for larger capital improvement projects or capital renovation needs. Any remaining balance would either be placed in the reserve fund, the capital improvement fund, or would be used to reduce future years' assessments. The proposed Assessment District reserve/replacement funds will be held in an interest bearing account until needed for repairs to the irrigation system, landscaping or other District features.

Method of Apportionment

This section includes an explanation of the special benefits to be derived from the maintenance, operations, and repair activities, the criteria for the expenditure of assessment funds and the methodology used to apportion the total assessments to properties within the Assessment District. The proposed Assessment District area consists of all Assessor Parcels included within the District No. 1984-1 boundary.

Pursuant to Proposition 218, the method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the proposed Assessment District, or to the public at large. Special benefit is calculated for each parcel in the District using the following process:

- 1.) Identification of all benefit factors derived from the Improvements.
- 2.) Calculation of the proportion of these benefits that are general.
- 3.) Determination of the relative special benefit within different areas (zones of benefit) of the Assessment District.
- 4.) Determination of the relative special benefit per property type.
- 5.) Calculation of the specific assessment for each individual parcel based upon special vs. general benefit, zones, property type and other supporting attributes.

The District consists of certain assessor parcels within the boundaries as defined by the Assessment Diagram referenced in this report and the parcels identified by the Assessor Parcel Numbers listed with the levy roll. The parcel list includes all privately and publicly owned parcels as shown. The method used for apportioning the Assessment is based upon the relative special benefits to be derived by the properties in the District over and above general benefits conferred on real property or to the public at large. The Assessment is apportioned to lots and parcels in proportion to the relative special benefit from the improvements.

The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements and the second step is to allocate the Assessments to property based on the estimated relative special benefit for each type of property.

Discussion of Benefit

In summary, the Assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218, as codified in Article XIII D of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must exceed the cost of the assessment:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

The following benefit categories summarize the types of special benefits to residential and other lots and parcels resulting from the installation, maintenance, and servicing of landscaping, irrigation systems, and fencing funded by the Assessment. These types of special benefits are summarized as follows:

1. Access to the Arroyo de la Laguna trail and Centennial Trail corridor maintained within or adjacent to the Assessment District.
2. Views of improved and maintained landscaping within the Assessment District.
3. Security and sound reduction provided by the maintenance of the landscape adjacent to the soundwalls along Interstate 680 within the Assessment District.
4. Creation of individual lots for residential use that, in absence of the Assessments, would not have been created.

In this case, the *SVTA* decision provides enhanced clarity to the definitions of special benefits to properties from similar improvements in three distinct areas:

- Proximity
- Expanded or improved access

- Views

The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

“The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district’s property values).”

Proximity, improved access, and views, in addition to the other special benefits listed above further strengthen the basis of these assessments.

Moreover, the *Dahms* decision further clarified that certain services and improvements funded by assessments, that are over and above what otherwise would be provided and that other property in general and the public do not share or receive are 100% special benefit. The assessment-funded services upheld by *Dahms* included streetscape maintenance and security services.

Benefit Factors

The special benefits from the improvements are further detailed below:

Views of improved and maintained landscaping

Only the specific properties within close proximity to the improvements are included in the Assessment District. Therefore, property in the Assessment District enjoys unique and valuable proximity to and views of the improvements that the public at large and property outside the Assessment District do not share in the same manner.

In absence of the assessments, the improvements and the landscaping areas in the Assessment District would be degraded due to insufficient funding for maintenance, upkeep, and repair. Therefore, the assessments provide improvements that are over and above what otherwise would be provided. When combined with the unique proximity and views enjoyed by parcels in the Assessment District, the maintained landscaping provides a direct advantage and special benefit to property in the Assessment District.

All 343 residential parcels in the Assessment District receive the view benefit from maintained landscaping along Paseo Santa Cruz and the Arroyo trail corridor. This benefit is received to the same degree by all parcels in the District and therefore does not differentiate among zones. The view benefit is the most broadly and uniformly received special benefit in the Assessment District.

Access to the Arroyo de la Laguna Trail and Centennial Trail Corridor

The landscaping and improvements maintained along the Arroyo de la Laguna trail corridor provide the properties in the Assessment District with improved access to the trail and Centennial Trail system. The City, by maintaining permanent public improvements funded by the Assessments in the District, provides maintained trail access and landscaping to properties in the District.

The degree of access benefit varies materially by proximity to trail access points. Parcels with direct or proximate access to the trail corridor receive the highest access benefit. Parcels at greater distance receive a reduced access benefit commensurate with their distance from trail access points. This variation in access benefit is a primary driver of the zone structure established in this Report.

Security and Sound Reduction

Parcels adjacent to the landscaping along the soundwall which is along Interstate 680 receive a direct and tangible benefit from the maintenance of this landscaping. This landscaping provides noise attenuation and a security buffer between those residential properties and the trail/canal/freeway corridor. This elevated special benefit is direct, proximate, and particular to those parcels that are immediately adjacent to this maintained landscaping.

Parcels not adjacent to the soundwall landscaping do not receive the same level of special benefit from this landscaping. The security and sound reduction benefit therefore varies by zone and is reflected in the zone scores established in this Report.

Creation of Individual Lots for Residential Use that, in Absence of the Assessments, Would Not Have Been Created

The residential parcels within the Assessment District were created through a subdivision and development process that required the installation of landscaping, trail improvements, irrigation systems, and other public improvements as conditions of approval. These Improvements were not optional enhancements but mandatory prerequisites for the subdivision to be approved and the individual lots to be created. The proposed Assessments provide the necessary funding for the continued maintenance of these Improvements, which support the ongoing safety and habitability of those parcels.

As parcels are sold, new owners are informed of the Assessment through title reports and Department of Real Estate disclosure reports indicating that the parcels are subject to assessment. Purchase of property within the Assessment District constitutes notice of the Assessment obligation.

In the absence of the proposed Assessments, the continued maintenance and servicing of the Improvements associated with the residential lots within the Assessment District would not be adequately funded. These parcels, and the Improvements that were constructed to serve them, receive a direct advantage and special benefit from the Assessments.

Summary of Relative Weight of Benefit Factors

The relative weight assigned to each benefit factor reflects the primacy of views and landscaping as the most broadly received and highest-value benefit to all properties within the Assessment District. The maintained landscaping along Paseo Santa Cruz and the Arroyo trail corridor provides aesthetic and quality-of-life benefits to all 343 residential parcels and is accordingly assigned a weight of 60% of the total benefit.

Access to the Arroyo de la Laguna trail and Centennial Trail corridor is assigned a weight of 30%, reflecting the direct and ongoing advantage of proximity to and use of the maintained trail system. This is a significant benefit that varies by proximity to trail access points and is the primary driver of zone differentiation within the Assessment District.

Security and sound reduction is assigned a weight of 5%, reflecting the direct but geographically limited benefit conferred to parcels adjacent to the landscaping along the soundwall along Interstate 680.

The Creation of Individual Lots is assigned a weight of 5%. While this benefit is real and legally recognized, it is foundational rather than ongoing. The lots were created once under conditions of approval that required these Improvements, and the Assessment now funds the continued maintenance that supports their habitability. The relative benefit levels used in this Report are shown below. The relative benefit levels used in this Report are shown in Table 2 below.

Table 2 - Relative Benefit Levels

Creation of Lots	Views of Improved Landscaping	Access to Centennial Trail	Security/Sound Reduction
5%	60%	30%	5%

General versus Special Benefit

Article XIID, Section 4(a) of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. An assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIID never defines the term “general benefit.” The definition of special benefit in Section 2(i) includes the statement that general enhancement of property value does not constitute a special benefit. A general benefit may be described as an “indirect, derivative advantage” resulting from the improvements.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit
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There is no widely accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. *SVTA* provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In this Report, the general benefit is liberally estimated and described, and then budgeted so that it is funded by sources other than the Assessment.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the Assessment District	+	Benefit to Real Property Inside the Assessment District that is Indirect and Derivative	+	Benefit to the Public at Large
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Special benefit, on the other hand, is defined in the California Constitution as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." The *SVTA* decision indicates that a special benefit is conferred to a property if it "receives a direct advantage from the improvement (e.g., proximity to a park)." In this Assessment, properties in the District have close and unique proximity, views, and access to the Improvements that other properties and the public at large do not share. Therefore, the overwhelming proportion of the benefits conferred to property within the District is special, and only minimal benefit is received by property outside the District or the public at large.

Benefit Finding

Quantification of General Benefit

The starting point for evaluating general and special benefits is the current baseline level of service. In the absence of the Assessment, no alternative funding source exists for the maintenance of the Improvements within the Assessment District. The baseline level of service without the Assessment is therefore the absence of funded maintenance, and all Improvements funded by the Assessment are over and above that baseline. The general benefits estimated in this section are measured against that baseline.

Benefit to Property Nearby and Outside the Assessment Districts

Properties within the District receive almost all of the special benefits from the Improvements because properties in the District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large. However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of the District, may receive some benefit from the Improvements. Since this benefit is conferred to some properties outside the District boundaries, it contributes to the overall general benefit calculation and will not be funded by the Assessments. The general benefit to property outside of the District is calculated with the parcel and data analysis performed by SCI Consulting Group.

Since certain properties outside the District enjoy close proximity and access to the improvements cannot be assessed by the District, this is a form of general benefit to other property. There are 62 parcels outside the District that are directly adjacent to areas where pathways and landscaped areas are maintained by the District. The benefits conferred to these properties do not include the Lot Creation benefit factor, therefore the benefit is reduced to 95%. The general benefit to property outside of the District is calculated as follows.

Table 3 – Benefit to Property Outside the Assessment District

Benefit to Property Outside the Assessment District	
Assumptions:	
Parcels outside and adjacent to the District	62
Parcels in the Maintenance District	344
Calculation: $((62 / (62 + 344)) * \text{Factor applied})$	
Factor applied	95%
General Benefit to Property outside the District	14.51%

Benefit to Property *Inside* the Assessment Districts that is *Indirect and Derivative*

The “indirect and derivative” benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the District is special because the other improvements are clearly “over and above” and “particular and distinct” when compared with the baseline level of service and the unique proximity, access and views of the other improvements enjoyed by benefiting properties in the District.

Nevertheless, the *SVTA* decision indicates there may be general benefit “conferred on real property located in the district.” A measure of the general benefits to property within the Assessment area is the percentage of land area within or directly abutting the District that is publicly owned and used for regional purposes such as regional parks, major roads, rail lines and other regional facilities because such properties used for regional purposes could provide indirect benefits to the public at large. The Assessment boundaries are narrowly drawn to include only the residential parcels within Tracts 4986, 5093, 5160-5163, 5224, 5256, 5257, and 5281 and there are no regional facilities within the Assessment District. Therefore, the indirect and derivative general benefits to property within the Assessment District are zero.

General Benefit Inside the District (Indirect and Derivative) = 0.0%

Benefit To The Public At Large

The general benefit to the public at large can be estimated by the proportionate amount of time that the Assessment’s improvements are used and enjoyed by individuals who are not residents or property owners in the Assessment District. These improvements do not attract the public at large in the same way as park improvements, and they confer far less benefit to the public at large than do similar park improvements. In essence, the public does not visit an area to enjoy outdoor and landscaped area improvements in the same way as they may visit a park.

However, the Arroyo de la Laguna trail corridor maintained in connection with the Assessment District does attract some beneficial use by individuals who are not residents of the District, (and not including nearby individual associated parcels discussed above). Based on surveys and research in which visitors to similar landscape, open space, and trail areas were asked to identify whether they lived or worked within the assessment area, and factoring in the relative convenience of access by District parcels, approximately 10% of the benefit of the use of similar landscape, open space, and trail improvements is by the public at large. When people outside the Assessment District use landscape and trail improvements, they diminish the benefit of such facilities for people within the District and this further supports the determination that 10% of the benefits from the Improvements are general benefits to the public at large.

Summary of General Benefit

Using a sum of these three measures of general benefit, we find that approximately 24.51% of the benefits conferred by the improvements may be general in nature and should be funded by sources other than the assessment.

Table 4 – Summary of General Benefit

General Benefit Component	Percentage
Benefit to property outside the Assessment District	14.51%
Indirect and derivative benefit to property inside the District	0.00%
Benefit to the public at large	10.00%
Total General Benefit	24.51%

Source of Contributions from Other Funds

The general benefit of 24.51% must be funded by sources other than the Assessment. The City of Pleasanton satisfies this requirement through the following in-kind, non-monetary contributions to the Assessment District.

The City of Pleasanton owns, maintains, rehabilitates, and replaces the curb and gutter along the border of the Assessment District. This infrastructure serves to support and contain the Improvements and manage irrigation flow. The contribution from the City toward the maintenance, rehabilitation, and replacement of curb and gutter is conservatively estimated at 10%. In other words, if the Assessment District were required to construct and maintain the local curb and gutter, the budget would increase by at least 10%.

The City of Pleasanton owns and maintains a storm drainage system along the border of the Assessment District. This system serves to prevent flooding and manage urban runoff from the Improvements. The contribution from the City toward the maintenance, rehabilitation, and replacement of the local storm drainage system is conservatively estimated at 10%.

The City of Pleasanton owns and maintains local public streets throughout the Assessment District. These streets provide access to the Improvements for their enjoyment and efficient maintenance. The contribution from the City toward the maintenance, rehabilitation, and replacement of local public streets is conservatively estimated at 10%.

The value of the initial Improvements constructed by the Developer can be quantified and monetized as an annuity to be amortized. Since the initial Improvements were performed and paid for by non-assessment funds, this annuity is conservatively estimated to contribute 20% toward the general benefit requirement.

In addition to the infrastructure contributions described above, the City of Pleasanton provides ongoing staff support for the administration of the Assessment District that is not reimbursed through the assessment and is not included in the percentage estimates above. The City's Landscape Architect dedicates time throughout the year to the preparation of bid documents, contractor selection and monitoring, property owner inquiries, site inspections, coordination with other City departments, and general district administration. The City administration fee collected through the assessment is \$1,800 per year. The value of the City Landscape Architect's time dedicated to the Assessment District exceeds this amount, meaning the City absorbs the difference as a further in-kind contribution toward the general benefit requirement. This unreimbursed staff time represents an ongoing financial contribution by the City to the Assessment District that is separate from and in addition to the infrastructure contributions described above, and further demonstrates that the City's total contributions to the District more than satisfy the general benefit requirement.

In total, the City of Pleasanton's in-kind contributions represent 50% of the total district cost, which more than satisfies the 24.51% general benefit requirement.

Table 5 – City In-Kind General Benefit Contributions

City In-Kind Contribution	Percentage
Curb and gutter maintenance, rehabilitation, and replacement	10.0%
Storm drainage system maintenance, rehabilitation, and replacement	10.0%
Local public streets maintenance, rehabilitation, and replacement	10.0%
Amortized value of initial Improvements constructed by Developer	20.0%
Total City In-Kind Contributions	50.0%

Zones of Benefit

Ponderosa-Del Prado Landscape Maintenance District 2026-1 was formed to provide a funding source for the maintenance and services of landscaping improvements within the boundaries of the Assessment District. The boundaries of the Assessment District have been narrowly drawn to include only properties that will specially benefit from the maintenance and services and would receive a declining level of service if the Assessments were not approved.

The SVTA decision indicates:

In a well-drawn district — limited to only parcels receiving special benefits from the improvement — every parcel within that district receives a shared special benefit. Under section 2, subdivision (i), these benefits can be construed as being general benefits since they are not “particular and distinct” and are not “over and above” the benefits received by other properties “located in the district.”

We do not believe that the voters intended to invalidate an assessment district that is narrowly drawn to include only properties directly benefiting from an improvement. Indeed, the ballot materials reflect otherwise. Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to park) or receives an indirect, derivative advantage resulting from the overall public

benefits of the improvement (e.g., general enhancement of the district's property values).

The Engineer determined that, based on proximity to the Improvements and the nature of the benefits received, the Assessment District shall consist of five zones of benefit. The zones reflect material differences in the degree of trail access and soundwall landscaping adjacency received by different properties within the District. All zones receive the Creation of Lots benefit (5% weight) and the Views of Improved Landscaping benefit (60% weight) equally. The zones differ with respect to the Access to Centennial Trail benefit (30% weight) and the Security and Sound Reduction benefit (5% weight).

Base Level

Zone 1 is the Base Level, which includes the majority of residential parcels in the Assessment District. These parcels receive the full view and landscaping benefit from the maintained improvements along Paseo Santa Cruz and the Arroyo trail corridor, and the Creation of Lots benefit. Zone 1 parcels are at greater distance from the trail access points and are not adjacent to the soundwall landscaping along Interstate 680. They receive a trail access score of 70 out of 100, reflecting that while they are within the District and benefit from the maintained trail corridor, they do not have direct proximate access to trail entry points. They receive a security/sound reduction score of 0, as they are not adjacent to the soundwall landscaping.

Central Wall

Zone 2 is the Central Wall area which includes parcels located along the interior semi-circle adjacent to the soundwall with landscaping maintained along the sidewalk edges. In addition to the view, landscaping, and lot creation benefits received by all zones, these parcels receive a direct and tangible security and sound reduction benefit from the maintained landscaping. Central Wall parcels receive the same trail access score as Base Level (70 out of 100) and a security/sound reduction score of 80 out of 100, reflecting their proximity to and benefit from the maintained landscaping along the interior soundwall.

Adjacent to Trail

Zone 3 is called Adjacent to Trail and includes parcels that are directly adjacent to the Arroyo de la Laguna trail and the maintained landscaping along the soundwall along Interstate 680. These parcels receive both an enhanced landscaping benefit and a trail adjacency benefit. Adjacent to Trail parcels receive a trail access score of 70 out of 100 and a security/sound reduction score of 100 out of 100, reflecting their direct adjacency to the maintained landscaping (along the soundwall).

Proximate Trail Access

Zone 4 or Proximate Trail Access includes parcels located in close proximity to trail access points along the Arroyo de la Laguna trail corridor. These parcels receive the highest trail access benefit of any zone that is not also adjacent to the maintained landscaping along the soundwall. Proximate Trail Access parcels receive a trail access score of 100 out of 100, reflecting their direct and convenient access to the trail system, and a security/sound reduction score of 0, as they are not adjacent to the soundwall landscaping.

Proximate Trail Access and Adjacent to Trail

Zone 5 is called Proximate Trail Access and Adjacent to Trail includes parcels that receive both the maximum trail access benefit and the maximum soundwall landscaping adjacency benefit. These are parcels located in close proximity to trail access points and also adjacent to the maintained landscaping along the soundwall. Proximate Trail Access and Adjacent to Trail parcels receive a trail access score of 100 out of 100 and a security/sound reduction score of 100 out of 100, and therefore receive the highest total benefit score of any zone in the Assessment District.

The relative benefit scores for each zone, weighted by the benefit factors established in this Report, are shown in Table 6 below.

Table 6 - Relative Benefit Levels By Zone

Zone	Creation of Lots (5%)	Views of Improved Landscaping (60%)	Access to Centennial Trail (30%)	Security/Sound (5%)	Weighted Score	Relative Zone Factor
Relative Weight	5%	60%	30%	5%		
Base Level	100	100	70	0	8,600	1.000
Central Wall	100	100	70	80	9,000	1.046
Adjacent to Trail	100	100	70	100	9,100	1.058
Proximate Trail Access	100	100	100	0	9,500	1.104
Proximate Trail + Adjacent	100	100	100	100	10,000	1.162

Method of Assessment

The assessments are apportioned to properties within the Assessment District in proportion to the relative special benefit each property receives from the Improvements. As established in the Zones of Benefit section, the Assessment District consists of five zones reflecting materially different levels of special benefit. Zone 1 parcels receive a normalized benefit score of 100% and the other Zones have normalized benefit scores based on the weighted benefit factor analysis in Table 6. This zone differential is the primary basis for the difference in assessment rates between the Zones.

Within each zone, assessments are further apportioned on the basis of Single-Family Equivalents (SFE). The SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing a fair and appropriate basis for apportionment. For the purposes of this Engineer's Report, all properties are designated an SFE value representing each property's relative benefit in relation to a single-family home on one parcel. The benchmark property is the single-family detached dwelling, which equals one Single-Family Equivalent or one SFE.

The special benefits conferred by the Assessments are benefits to property and are not based on a specific property owner's use of the Improvements, occupancy of the property, or demographic status. The method of apportionment is further described below.

Residential Properties

In the Assessment District, there is only one type of residential property present: the single-family home. Other types of residential property, such as multifamily, apartments and condominiums, are not present. Furthermore, the property in the Assessment District is fully developed, has been stable since its original development in the early 1980s, and is zoned such that a change in that dominate land use is not expected in the future. As a result, there is no need for a detailed analysis of population densities to determine relative benefit for other types of residential properties. Each single-family residential property is assigned one SFE.

Other Properties

Article XIID stipulates that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

The City of Pleasanton owns one parcel within the Assessment District, which is the location of Del Prado Park. Del Prado Park is a neighborhood park that benefits from the maintained landscaping and improvements within the Assessment District, including proximity to the maintained trail corridor and improved views of landscaped areas. Del Prado Park is assessed within Base Level at a rate of \$241.44 per year, without the county collection fee.

Miscellaneous, public right-of-way parcels and common area parcels typically do not generate employees, residents, customers, or guests. Such parcels do not receive a special benefit from the Improvements and are not assessed.

Table 7 - Assessment Rate Determination by Estimate of Costs

Zone	No. Parcels	SFE Factor	Total SFEs	Annual Assessment Rate	Total Assessment
Base Level	278	1.000	278.000	\$241.44	\$67,120
Central	24	1.046	25.104	\$252.55	\$6,061
Adjacent to Trail	20	1.058	21.160	\$255.44	\$5,109
Proximate Trail Access	17	1.104	18.768	\$266.55	\$4,531
Proximate Trail Access + Adjacent to Trail	5	1.162	5.810	\$280.55	\$1,403
TOTAL	344		348.842		\$84,224

Consumer Price Index Adjustments

The maximum assessment rate within the Assessment District may be increased by an amount equal to the annual change in the San Francisco Bay Area Consumer Price Index (“CPI”), not to exceed 3%. In the event that the actual assessment rate for any given year is not increased by an amount equal to the CPI change, any such deferred assessment increase may be added to the total amount assessed in any subsequent year. In such event, the maximum authorized assessment amount shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years.

Government Code § 53759.1 and 53759.2

AB 2257, effective January 1, 2025, is codified at Government Code Sections 53759.1 and 53759.2 and establishes an exhaustion of administrative remedies framework applicable to Proposition 218 property-related fees and assessments.

Government Code Section 53759.1 authorizes public agencies to implement an exhaustion of administrative remedies requirement in connection with a proposed Proposition 218 property-related fee or assessment. Where a local agency complies with the requirements of that section, property owners are required to submit a written objection during the ratemaking process by a specified deadline, no less than 45 days after mailing of the Proposition 218 notice, and are prohibited from challenging the fee or assessment in litigation if they did not submit a timely written objection. The agency is required to prepare written responses to timely submitted objections and present them to the governing body, which must make certain specified determinations prior to the close of the Proposition 218 protest hearing. This process runs concurrently with the Proposition 218 timeline and does not affect a property owner's right to submit a protest pursuant to Proposition 218.

Government Code Section 53759.2 specifies the scope of judicial review of the administrative record of the underlying ratemaking proceeding where the local agency complied with Section 53759.1 in adopting the fee or assessment being challenged.

The City of Pleasanton has implemented the requirements of Government Code Section 53759.1 through Ordinance No. 2292, codified at Pleasanton Municipal Code Section 1.04.120. The City intends to comply fully with Government Code Section 53759.1 with respect to the proposed Assessment. Property owners will be informed of the deadline and process to submit a written objection, and all other dates and requirements related to the City's compliance with this provision, in the ballot notice mailed pursuant to Proposition 218.

Assessment Statement

The City Council of the City of Pleasanton, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively “the Act”), directed the formation of the Ponderosa-Del Prado Landscape Maintenance District 2026-1, which replaces the Ponderosa-Del Prado Landscape Maintenance District 1984-1;

The Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment District and an assessment of the estimated costs of the maintenance and services upon all assessable parcels within the Assessment District;

The undersigned, by virtue of the power vested in me under the Act and the order of the City Council of the City of Pleasanton, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance and services, and the costs and expenses incidental thereto to be paid by the Assessment District.

The amount to be paid for said Improvements and the expenses incidental thereto, to be paid by the Ponderosa-Del Prado Landscape Maintenance District 2026-1 for Fiscal Year 2026-27 is generally as follows:

Table 8 – Summary of Combined Cost Estimate

Budget Item	Budgeted Cost
Installation, Maintenance & Servicing Costs	\$78,492
Incidental and Administration Costs	\$5,732
Total Budget	\$84,224

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Ponderosa-Del Prado Landscape Maintenance District 2026-1. The distinctive number of each parcel or lot of land in the Assessment is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion the net amount of the cost and expenses of the improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the City of Pleasanton, Ponderosa-Del Prado Landscape Maintenance District 2026-1, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment is made upon the parcels or lots of land within the Ponderosa-Del Prado Landscape Maintenance District 2026-1 in proportion to the special benefits to be received by the parcels or lots of land, from the improvements.

The assessment is subject to an annual adjustment tied to the Consumer Price Index for the San Francisco Bay Area as of December of each succeeding year (the CPI), with a maximum annual increase not to exceed 3%. In the event that the actual assessment rate for any given year is not increased by an amount equal to the CPI change, any such deferred assessment increase may be added to the total amount assessed in any subsequent year. In such event, the maximum authorized assessment amount shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for Fiscal Year 2026-27. For a more particular description of the property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for Fiscal Year 2026-27 for each parcel or lot of land within the Ponderosa-Del Prado Landscape Maintenance District 2026-1.

Dated: April 21, 2026

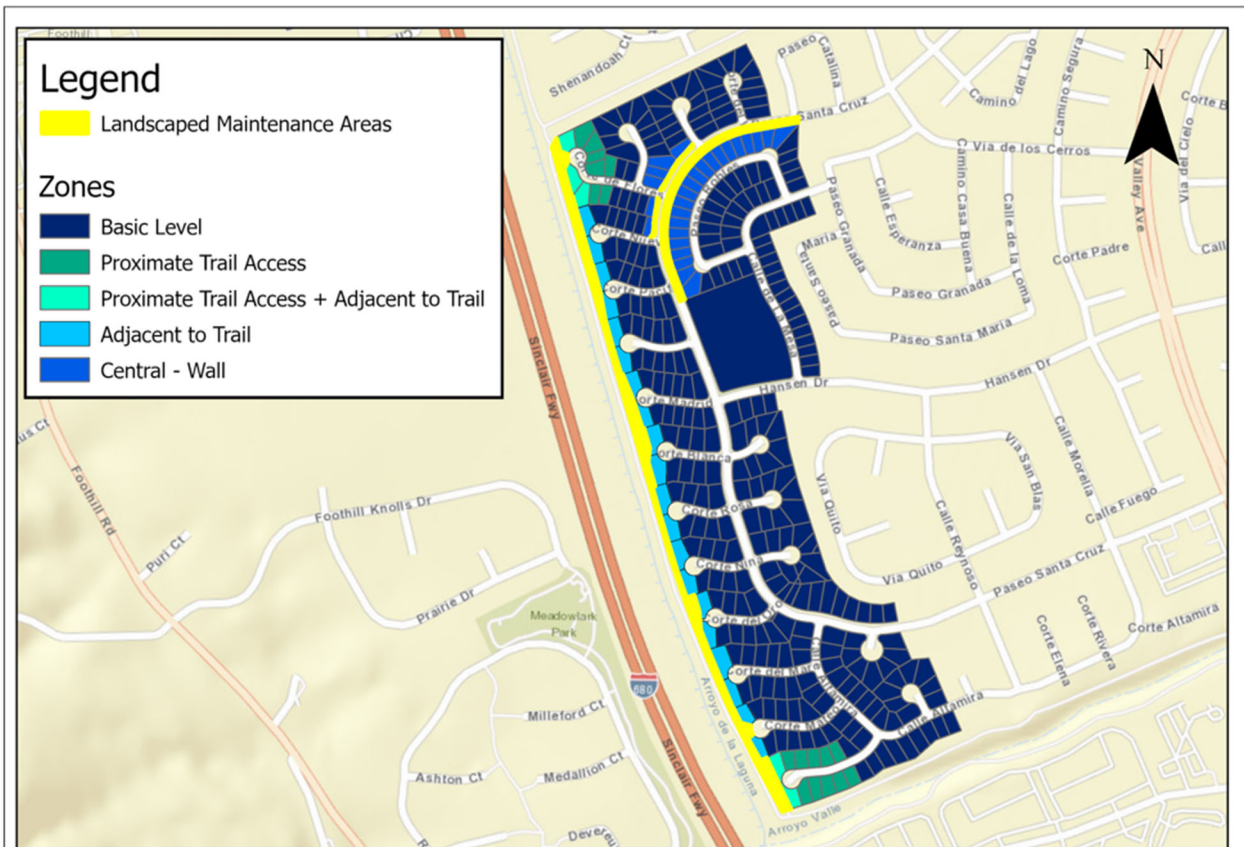
Engineer of Work

By _____

John W. Bliss, License No. C052091

Assessment Diagram

The boundaries of the Ponderosa-Del Prado Landscape Maintenance District 2026-1 in the City of Pleasanton, Alameda County, California, are displayed on the following Assessment Diagram.



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, CALIFORNIA, THIS _____ DAY OF _____, 202__.

CITY CLERK

RECORDED IN THE OFFICE OF CITY CLERK OF THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, CALIFORNIA THIS _____ DAY OF _____, 202__.

CITY CLERK

Note:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF ALAMEDA FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCEL SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

SCI Consulting Group
4745 Mangels Blvd
Fairfield, CA 94534
707-430-4300

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE CITY OF PLEASANTON COUNTY OF ALAMEDA ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 202__ FOR THE FISCAL YEAR 20__ - __ AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR-CONTROLLER OF THE COUNTY OF ALAMEDA ON THE _____ DAY OF _____, 202__. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

CITY CLERK

FILED THIS _____ DAY OF _____, 202__ AT THE HOUR OF _____ O'CLOCK __M. IN THE OFFICE OF THE COUNTY TAX COLLECTOR OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY COUNCIL OF THE CITY OF PLEASANTON.

COUNTY TAX COLLECTOR, COUNTY OF ALAMEDA

**City of Pleasanton
Ponderosa-Del Prado Landscape
Maintenance District 2026-01
Assessment Diagram**

Assessment Roll

An Assessment Roll (a listing of all parcels assessed within the Ponderosa-Del Prado Landscape Maintenance District 2026-1 and the amount of the assessment) has been filed with the City Clerk and is, by reference, made part of this report and will be available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern for all details concerning the description of the lots or parcels.

**CITY OF PLEASANTON
PONDEROSA - DEL PRADO LANDSCAPE MAINTENANCE DISTRICT 2026-1
PROPOSED 2026-27 ASSESSMENT ROLL**

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
1	946-4556-010	\$237.34	\$4.10	\$241.44
2	946-4556-009	\$237.34	\$4.10	\$241.44
3	946-4556-008	\$237.34	\$4.10	\$241.44
4	946-4556-007	\$237.34	\$4.10	\$241.44
5	946-4556-006	\$237.34	\$4.10	\$241.44
6	946-4556-005	\$237.34	\$4.10	\$241.44
7	946-4556-004	\$237.34	\$4.10	\$241.44
8	946-4556-003	\$237.34	\$4.10	\$241.44
9	946-4556-011	\$237.34	\$4.10	\$241.44
10	946-4556-012	\$237.34	\$4.10	\$241.44
11	946-4556-013	\$237.34	\$4.10	\$241.44
12	946-4556-014	\$237.34	\$4.10	\$241.44
13	946-4556-015	\$237.34	\$4.10	\$241.44
14	946-4556-016	\$237.34	\$4.10	\$241.44
15	946-4556-017	\$237.34	\$4.10	\$241.44
16	946-4556-018	\$237.34	\$4.10	\$241.44
17	946-4556-019	\$237.34	\$4.10	\$241.44
18	946-4556-020	\$237.34	\$4.10	\$241.44
19	946-4556-021	\$237.34	\$4.10	\$241.44
20	946-4556-031	\$237.34	\$4.10	\$241.44
21	946-4556-032	\$237.34	\$4.10	\$241.44
22	946-4556-033	\$237.34	\$4.10	\$241.44
23	946-4556-034	\$237.34	\$4.10	\$241.44
24	946-4556-035	\$237.34	\$4.10	\$241.44
25	946-4556-036	\$237.34	\$4.10	\$241.44
26	946-4556-037	\$237.34	\$4.10	\$241.44
27	946-4556-038	\$237.34	\$4.10	\$241.44
28	946-4556-039	\$237.34	\$4.10	\$241.44
29	946-4556-040	\$237.34	\$4.10	\$241.44
30	946-4556-041	\$237.34	\$4.10	\$241.44
31	946-4556-042	\$237.34	\$4.10	\$241.44
32	946-4556-043	\$237.34	\$4.10	\$241.44
33	946-4556-044	\$237.34	\$4.10	\$241.44
34	946-4556-045	\$237.34	\$4.10	\$241.44
35	946-4556-046	\$237.34	\$4.10	\$241.44
36	946-4556-047	\$237.34	\$4.10	\$241.44

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
37	946-4556-048	\$237.34	\$4.10	\$241.44
38	946-4556-049	\$237.34	\$4.10	\$241.44
39	946-4556-050	\$237.34	\$4.10	\$241.44
40	946-4556-051	\$237.34	\$4.10	\$241.44
41	946-4556-052	\$237.34	\$4.10	\$241.44
42	946-4556-053	\$237.34	\$4.10	\$241.44
43	946-4556-054	\$262.02	\$4.53	\$266.55
44	946-4556-055	\$262.02	\$4.53	\$266.55
45	946-4556-056	\$262.02	\$4.53	\$266.55
46	946-4556-057	\$262.02	\$4.53	\$266.55
47	946-4556-058	\$262.02	\$4.53	\$266.55
48	946-4556-059-2	\$275.78	\$4.77	\$280.55
49	946-4556-060-2	\$275.78	\$4.77	\$280.55
50	946-4556-061	\$262.02	\$4.53	\$266.55
51	946-4556-062	\$262.02	\$4.53	\$266.55
52	946-4556-063	\$262.02	\$4.53	\$266.55
53	946-4556-064	\$262.02	\$4.53	\$266.55
54	946-4556-065	\$262.02	\$4.53	\$266.55
55	946-4556-066	\$237.34	\$4.10	\$241.44
56	946-4556-030	\$237.34	\$4.10	\$241.44
57	946-4556-029	\$237.34	\$4.10	\$241.44
58	946-4556-028	\$237.34	\$4.10	\$241.44
59	946-4556-067	\$237.34	\$4.10	\$241.44
60	946-4556-068	\$237.34	\$4.10	\$241.44
61	946-4556-069	\$237.34	\$4.10	\$241.44
62	946-4556-070	\$237.34	\$4.10	\$241.44
63	946-4556-071	\$237.34	\$4.10	\$241.44
64	946-4556-072	\$237.34	\$4.10	\$241.44
65	946-4556-073-1	\$251.10	\$4.34	\$255.44
66	946-4556-074-1	\$251.10	\$4.34	\$255.44
67	946-4556-075	\$237.34	\$4.10	\$241.44
68	946-4556-076	\$237.34	\$4.10	\$241.44
69	946-4556-077	\$237.34	\$4.10	\$241.44
70	946-4556-078	\$237.34	\$4.10	\$241.44
71	946-4556-079	\$237.34	\$4.10	\$241.44
72	946-4556-027	\$237.34	\$4.10	\$241.44
73	946-4556-026	\$237.34	\$4.10	\$241.44
74	946-4556-025	\$237.34	\$4.10	\$241.44

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
75	946-4556-082	\$237.34	\$4.10	\$241.44
76	946-4556-083	\$237.34	\$4.10	\$241.44
77	946-4556-084	\$237.34	\$4.10	\$241.44
78	946-4556-085	\$237.34	\$4.10	\$241.44
79	946-4556-086	\$237.34	\$4.10	\$241.44
80	946-4556-087-1	\$251.10	\$4.34	\$255.44
81	946-4556-088-1	\$251.10	\$4.34	\$255.44
82	946-4556-089	\$237.34	\$4.10	\$241.44
83	946-4556-090	\$237.34	\$4.10	\$241.44
84	946-4556-091	\$237.34	\$4.10	\$241.44
85	946-4556-092	\$237.34	\$4.10	\$241.44
86	946-4556-093	\$237.34	\$4.10	\$241.44
87	946-4556-024	\$237.34	\$4.10	\$241.44
88	946-4556-023	\$237.34	\$4.10	\$241.44
89	946-4556-022	\$237.34	\$4.10	\$241.44
90	946-4556-094	\$237.34	\$4.10	\$241.44
91	946-4556-097	\$237.34	\$4.10	\$241.44
92	946-4556-098	\$237.34	\$4.10	\$241.44
93	946-4556-099	\$237.34	\$4.10	\$241.44
94	946-4556-100	\$237.34	\$4.10	\$241.44
95	946-4556-101	\$237.34	\$4.10	\$241.44
96	946-4556-102-1	\$251.10	\$4.34	\$255.44
97	946-4556-104-1	\$251.10	\$4.34	\$255.44
98	946-4556-105	\$237.34	\$4.10	\$241.44
99	946-4556-106	\$237.34	\$4.10	\$241.44
100	946-4556-107	\$237.34	\$4.10	\$241.44
101	946-4556-108	\$237.34	\$4.10	\$241.44
102	946-4562-040-1	\$251.10	\$4.34	\$255.44
103	946-4562-039	\$237.34	\$4.10	\$241.44
104	946-4562-038	\$237.34	\$4.10	\$241.44
105	946-4562-037	\$237.34	\$4.10	\$241.44
106	946-4562-036	\$237.34	\$4.10	\$241.44
107	946-4562-004	\$237.34	\$4.10	\$241.44
108	946-4562-003	\$237.34	\$4.10	\$241.44
109	946-4562-001	\$237.34	\$4.10	\$241.44
110	946-4562-005	\$237.34	\$4.10	\$241.44
111	946-4562-007	\$237.34	\$4.10	\$241.44
112	946-4562-010-1	\$237.34	\$4.10	\$241.44

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
113	946-4562-011	\$237.34	\$4.10	\$241.44
114	946-4562-013	\$237.34	\$4.10	\$241.44
115	946-4562-014	\$237.34	\$4.10	\$241.44
116	946-4562-015	\$237.34	\$4.10	\$241.44
117	946-4562-016	\$237.34	\$4.10	\$241.44
118	946-4562-045	\$237.34	\$4.10	\$241.44
119	946-4562-044	\$237.34	\$4.10	\$241.44
120	946-4562-043	\$237.34	\$4.10	\$241.44
121	946-4562-042	\$237.34	\$4.10	\$241.44
122	946-4562-041-1	\$251.10	\$4.34	\$255.44
123	946-4562-050-1	\$251.10	\$4.34	\$255.44
124	946-4562-049	\$237.34	\$4.10	\$241.44
125	946-4562-048	\$237.34	\$4.10	\$241.44
126	946-4562-047	\$237.34	\$4.10	\$241.44
127	946-4562-046	\$237.34	\$4.10	\$241.44
128	946-4562-017	\$237.34	\$4.10	\$241.44
129	946-4562-018	\$237.34	\$4.10	\$241.44
130	946-4562-019	\$237.34	\$4.10	\$241.44
131	946-4562-020	\$237.34	\$4.10	\$241.44
132	946-4562-021	\$237.34	\$4.10	\$241.44
133	946-4562-022	\$237.34	\$4.10	\$241.44
134	946-4562-023	\$237.34	\$4.10	\$241.44
135	946-4562-024	\$237.34	\$4.10	\$241.44
136	946-4562-025	\$237.34	\$4.10	\$241.44
137	946-4562-055	\$237.34	\$4.10	\$241.44
138	946-4562-054	\$237.34	\$4.10	\$241.44
139	946-4562-053	\$237.34	\$4.10	\$241.44
140	946-4562-052	\$237.34	\$4.10	\$241.44
141	946-4562-051-1	\$251.10	\$4.34	\$255.44
142	946-4562-060	\$251.10	\$4.34	\$255.44
143	946-4562-059	\$237.34	\$4.10	\$241.44
144	946-4562-058	\$237.34	\$4.10	\$241.44
145	946-4562-057	\$237.34	\$4.10	\$241.44
146	946-4562-056	\$237.34	\$4.10	\$241.44
147	946-4562-026	\$237.34	\$4.10	\$241.44
148	946-4562-027	\$237.34	\$4.10	\$241.44
149	946-4562-028	\$237.34	\$4.10	\$241.44
150	946-4562-029	\$237.34	\$4.10	\$241.44

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
151	946-4562-030	\$237.34	\$4.10	\$241.44
152	946-4562-031	\$237.34	\$4.10	\$241.44
153	946-4562-032	\$237.34	\$4.10	\$241.44
154	946-4562-033	\$237.34	\$4.10	\$241.44
155	946-4562-065	\$237.34	\$4.10	\$241.44
156	946-4562-064	\$237.34	\$4.10	\$241.44
157	946-4562-063	\$237.34	\$4.10	\$241.44
158	946-4562-062	\$237.34	\$4.10	\$241.44
159	946-4562-061-1	\$251.10	\$4.34	\$255.44
160	946-4562-066	\$237.34	\$4.10	\$241.44
161	946-4562-067	\$237.34	\$4.10	\$241.44
162	946-4562-068	\$237.34	\$4.10	\$241.44
163	946-4562-069	\$237.34	\$4.10	\$241.44
164	946-4562-070	\$237.34	\$4.10	\$241.44
165	946-4563-001	\$237.34	\$4.10	\$241.44
166	946-4563-002-1	\$251.10	\$4.34	\$255.44
167	946-4563-004-1	\$251.10	\$4.34	\$255.44
168	946-4563-005	\$237.34	\$4.10	\$241.44
169	946-4563-006	\$237.34	\$4.10	\$241.44
170	946-4563-007	\$237.34	\$4.10	\$241.44
171	946-4563-008	\$237.34	\$4.10	\$241.44
172	946-4563-009	\$237.34	\$4.10	\$241.44
173	946-4563-010	\$237.34	\$4.10	\$241.44
174	946-4563-011-2	\$237.34	\$4.10	\$241.44
175	946-4563-012-1	\$237.34	\$4.10	\$241.44
176	946-4563-013	\$237.34	\$4.10	\$241.44
177	946-4563-014	\$237.34	\$4.10	\$241.44
178	946-4563-015	\$237.34	\$4.10	\$241.44
179	946-4563-016	\$237.34	\$4.10	\$241.44
180	946-4563-017-1	\$251.10	\$4.34	\$255.44
181	946-4563-018-1	\$251.10	\$4.34	\$255.44
182	946-4563-019	\$237.34	\$4.10	\$241.44
183	946-4563-020	\$237.34	\$4.10	\$241.44
184	946-4563-021	\$237.34	\$4.10	\$241.44
185	946-4563-022	\$237.34	\$4.10	\$241.44
186	946-4563-023	\$237.34	\$4.10	\$241.44
187	946-4563-024	\$237.34	\$4.10	\$241.44
188	946-4563-025	\$237.34	\$4.10	\$241.44

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
189	946-4563-026	\$237.34	\$4.10	\$241.44
190	946-4563-027	\$237.34	\$4.10	\$241.44
191	946-4563-028	\$237.34	\$4.10	\$241.44
192	946-4563-029	\$237.34	\$4.10	\$241.44
193	946-4563-030-1	\$251.10	\$4.34	\$255.44
194	946-4563-031-1	\$251.10	\$4.34	\$255.44
195	946-4563-032	\$237.34	\$4.10	\$241.44
196	946-4563-033	\$237.34	\$4.10	\$241.44
197	946-4563-034	\$237.34	\$4.10	\$241.44
198	946-4563-035	\$237.34	\$4.10	\$241.44
199	946-4563-036	\$237.34	\$4.10	\$241.44
200	946-4563-037	\$237.34	\$4.10	\$241.44
201	946-4563-038-1	\$237.34	\$4.10	\$241.44
202	946-4563-039-3	\$237.34	\$4.10	\$241.44
203	946-4563-040-2	\$237.34	\$4.10	\$241.44
204	946-4563-041	\$237.34	\$4.10	\$241.44
205	946-4563-042	\$251.10	\$4.34	\$255.44
206	946-4563-043	\$251.10	\$4.34	\$255.44
207	946-4563-044	\$237.34	\$4.10	\$241.44
208	946-4563-045	\$237.34	\$4.10	\$241.44
209	946-4563-046	\$237.34	\$4.10	\$241.44
210	946-4563-047	\$237.34	\$4.10	\$241.44
211	946-4563-048	\$237.34	\$4.10	\$241.44
212	946-4563-049	\$237.34	\$4.10	\$241.44
213	946-4563-050	\$237.34	\$4.10	\$241.44
214	946-4563-051	\$237.34	\$4.10	\$241.44
215	946-4563-052	\$237.34	\$4.10	\$241.44
216	946-4563-053	\$237.34	\$4.10	\$241.44
217	946-4563-054	\$237.34	\$4.10	\$241.44
218	946-4563-055	\$262.02	\$4.53	\$266.55
219	946-4563-056	\$262.02	\$4.53	\$266.55
220	946-4563-057	\$275.78	\$4.77	\$280.55
221	946-4563-058-3	\$275.78	\$4.77	\$280.55
222	946-4563-060-2	\$275.78	\$4.77	\$280.55
223	946-4563-061	\$262.02	\$4.53	\$266.55
224	946-4563-062	\$262.02	\$4.53	\$266.55
225	946-4563-063	\$262.02	\$4.53	\$266.55
226	946-4563-064	\$262.02	\$4.53	\$266.55

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
227	946-4563-065	\$262.02	\$4.53	\$266.55
228	946-4563-066	\$237.34	\$4.10	\$241.44
229	946-4563-067	\$237.34	\$4.10	\$241.44
230	946-4563-068	\$237.34	\$4.10	\$241.44
231	946-4563-069	\$237.34	\$4.10	\$241.44
232	946-4563-070	\$237.34	\$4.10	\$241.44
233	946-4563-071	\$237.34	\$4.10	\$241.44
234	946-4563-072	\$237.34	\$4.10	\$241.44
235	946-4563-073	\$237.34	\$4.10	\$241.44
236	946-4563-074	\$237.34	\$4.10	\$241.44
237	946-4563-075	\$237.34	\$4.10	\$241.44
238	946-4563-076	\$237.34	\$4.10	\$241.44
239	946-4563-077	\$237.34	\$4.10	\$241.44
240	946-4563-078-2	\$248.26	\$4.29	\$252.55
241	946-4563-079-1	\$248.26	\$4.29	\$252.55
242	946-4563-080	\$248.26	\$4.29	\$252.55
243	946-4563-082	\$237.34	\$4.10	\$241.44
244	946-4563-083	\$237.34	\$4.10	\$241.44
245	946-4563-084	\$237.34	\$4.10	\$241.44
246	946-4563-085	\$237.34	\$4.10	\$241.44
247	946-4563-086	\$237.34	\$4.10	\$241.44
248	946-4563-087	\$237.34	\$4.10	\$241.44
249	946-4563-088	\$237.34	\$4.10	\$241.44
250	946-4563-089	\$237.34	\$4.10	\$241.44
251	946-4563-090	\$237.34	\$4.10	\$241.44
252	946-4563-091	\$237.34	\$4.10	\$241.44
253	946-4563-092	\$237.34	\$4.10	\$241.44
254	946-4563-093	\$237.34	\$4.10	\$241.44
255	946-4563-094	\$237.34	\$4.10	\$241.44
256	946-4563-095	\$237.34	\$4.10	\$241.44
257	946-4563-096	\$237.34	\$4.10	\$241.44
258	946-4563-097	\$237.34	\$4.10	\$241.44
259	946-4563-130	\$237.34	\$4.10	\$241.44
260	946-4563-129	\$237.34	\$4.10	\$241.44
261	946-4563-128	\$237.34	\$4.10	\$241.44
262	946-4563-127	\$237.34	\$4.10	\$241.44
263	946-4563-126	\$237.34	\$4.10	\$241.44
264	946-4563-140	\$237.34	\$4.10	\$241.44

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
265	946-4563-141	\$237.34	\$4.10	\$241.44
266	946-4563-142	\$237.34	\$4.10	\$241.44
267	946-4563-143	\$237.34	\$4.10	\$241.44
268	946-4563-182	\$237.34	\$4.10	\$241.44
269	946-4563-183	\$248.26	\$4.29	\$252.55
270	946-4563-146	\$248.26	\$4.29	\$252.55
271	946-4563-147	\$248.26	\$4.29	\$252.55
272	946-4563-148	\$248.26	\$4.29	\$252.55
273	946-4563-149	\$248.26	\$4.29	\$252.55
274	946-4563-150	\$248.26	\$4.29	\$252.55
275	946-4563-151	\$248.26	\$4.29	\$252.55
276	946-4563-152	\$248.26	\$4.29	\$252.55
277	946-4563-153	\$248.26	\$4.29	\$252.55
278	946-4563-154	\$248.26	\$4.29	\$252.55
279	946-4563-113	\$248.26	\$4.29	\$252.55
280	946-4563-112	\$248.26	\$4.29	\$252.55
281	946-4563-111	\$248.26	\$4.29	\$252.55
282	946-4563-110	\$248.26	\$4.29	\$252.55
283	946-4563-109	\$248.26	\$4.29	\$252.55
284	946-4563-108	\$248.26	\$4.29	\$252.55
285	946-4563-107	\$248.26	\$4.29	\$252.55
286	946-4563-106	\$248.26	\$4.29	\$252.55
287	946-4563-105	\$248.26	\$4.29	\$252.55
288	946-4563-104	\$248.26	\$4.29	\$252.55
289	946-4563-103	\$248.26	\$4.29	\$252.55
290	946-4563-102	\$237.34	\$4.10	\$241.44
291	946-4563-101	\$237.34	\$4.10	\$241.44
292	946-4563-100	\$237.34	\$4.10	\$241.44
293	946-4563-099	\$237.34	\$4.10	\$241.44
294	946-4563-098	\$237.34	\$4.10	\$241.44
295	946-4563-120	\$237.34	\$4.10	\$241.44
296	946-4563-121	\$237.34	\$4.10	\$241.44
297	946-4563-122	\$237.34	\$4.10	\$241.44
298	946-4563-123	\$237.34	\$4.10	\$241.44
299	946-4563-134	\$237.34	\$4.10	\$241.44
300	946-4563-133	\$237.34	\$4.10	\$241.44
301	946-4563-132	\$237.34	\$4.10	\$241.44
302	946-4563-131	\$237.34	\$4.10	\$241.44

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
303	946-4563-139	\$237.34	\$4.10	\$241.44
304	946-4563-138	\$237.34	\$4.10	\$241.44
305	946-4563-137	\$237.34	\$4.10	\$241.44
306	946-4563-136	\$237.34	\$4.10	\$241.44
307	946-4563-135	\$237.34	\$4.10	\$241.44
308	946-4563-114	\$237.34	\$4.10	\$241.44
309	946-4563-115	\$237.34	\$4.10	\$241.44
310	946-4563-116	\$237.34	\$4.10	\$241.44
311	946-4563-117	\$237.34	\$4.10	\$241.44
312	946-4563-118	\$237.34	\$4.10	\$241.44
313	946-4563-119	\$237.34	\$4.10	\$241.44
314	946-4563-155	\$237.34	\$4.10	\$241.44
315	946-4563-156	\$237.34	\$4.10	\$241.44
316	946-4563-157	\$237.34	\$4.10	\$241.44
317	946-4563-158	\$237.34	\$4.10	\$241.44
318	946-4563-159	\$237.34	\$4.10	\$241.44
319	946-4563-160	\$237.34	\$4.10	\$241.44
320	946-4563-161	\$237.34	\$4.10	\$241.44
321	946-4563-162	\$237.34	\$4.10	\$241.44
322	946-4563-163	\$237.34	\$4.10	\$241.44
323	946-4563-164	\$237.34	\$4.10	\$241.44
324	946-4563-165	\$237.34	\$4.10	\$241.44
325	946-4563-166	\$237.34	\$4.10	\$241.44
326	946-4563-167	\$237.34	\$4.10	\$241.44
327	946-4563-168	\$237.34	\$4.10	\$241.44
328	946-4563-169	\$237.34	\$4.10	\$241.44
329	946-4563-170	\$237.34	\$4.10	\$241.44
330	946-4563-171	\$237.34	\$4.10	\$241.44
331	946-4563-172	\$237.34	\$4.10	\$241.44
332	946-4563-173	\$237.34	\$4.10	\$241.44
333	946-4563-174	\$237.34	\$4.10	\$241.44
334	946-4563-175	\$237.34	\$4.10	\$241.44
335	946-4563-176	\$237.34	\$4.10	\$241.44
336	946-4563-177	\$237.34	\$4.10	\$241.44
337	946-4563-178	\$237.34	\$4.10	\$241.44
338	946-4563-179	\$237.34	\$4.10	\$241.44
339	946-4563-180	\$237.34	\$4.10	\$241.44
340	946-4562-071	\$237.34	\$4.10	\$241.44

PROPOSED 2026-27 ASSESSMENT ROLL

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
341	946-4562-072	\$237.34	\$4.10	\$241.44
342	946-4562-073	\$237.34	\$4.10	\$241.44
343	946-4562-074	\$237.34	\$4.10	\$241.44
CITY	946-4563-125	\$241.44		\$241.44
344	TOTAL ASSESSMENTS:	\$82,796.71	\$1,427.71	\$84,224.42

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
ADOPTING PROPOSITION 218 ASSESSMENT BALLOT PROCEEDINGS
PROCEDURES FOR THE PROPOSED FORMATION OF PONDEROSA-DEL PRADO
LANDSCAPE MAINTENANCE DISTRICT 2026-1**

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Articles XIIC and XIID to the California Constitution; and

WHEREAS, Article XIID of the California Constitution impose certain procedural and substantive requirements relating to assessments (as defined); and

WHEREAS, the City of Pleasanton ("City") believes it to be in the best interest of the City and its property owners to confirm and memorialize the City's procedures and guidelines regarding implementation of the provisions of Proposition 218 and pertinent statutes relating to assessments.

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

SECTION 1. Statement of Legislative Intent. In adopting this resolution, it is the City Council's intent to adopt assessment ballot proceedings which are consistent and in compliance with Articles XIIC and XIID of the California Constitution, Government Code Sections 53750 through 53754, and Government Code Sections 53759.1 and 53759.2 (AB 2257). It is not the intent of the City Council to vary in any way from the requirements of either the California Constitution or the laws of the State of California. If there is any inconsistency between a provision of this resolution and state law, state law will govern.

SECTION 2. Definition of Assessment. Proposition 218 defines "assessment" as "any levy or charge by an agency upon real property that is based upon the special benefit conferred upon the real property by a public improvement or services, that is imposed to pay the capital cost of the public improvement, the maintenance and operation expenses of the public improvement or the cost of the service being provided." "Assessment" includes, but is not limited to, "special assessment," "benefit assessment," "maintenance assessment," and "special assessment tax."

SECTION 3. Assessment Ballot Proceeding. The following procedures shall be used in an assessment ballot proceeding that follows the requirements of California Constitution Article XIID, Section 4:

- A. **Amount of Assessment.** Only special benefits are assessable. The amount of the assessment shall be each identified parcel's proportionate share of the cost of the additional landscape maintenance improvements and services based upon that parcel's special benefit from the improvements and services. The amount shall be proportional to and no greater than the special benefits conferred on the property.
- B. **Engineer's Report.** The City Council has directed the preparation and filing of an engineer's report that shall comply with the applicable state statute authorizing the assessment and with Article XIID, Section 4, of the California Constitution. The engineer's report shall explain the special benefits conferred by the improvements

funded by the assessments. The engineer's report shall also provide the evidence upon which the City Council may find that a special benefit exists. If the improvement or service confers a general benefit, the engineer's report shall describe the general benefit and an alternative funding source for any general benefits. The engineer's report shall be prepared by a registered professional engineer certified by the State of California ("Assessment Engineer"). The cost of preparing the engineer's report shall be included as a cost of the assessment.

C. **Notice.** The following guidelines shall apply to giving notice of the proposed assessment:

1. The record owner(s) of each parcel to be assessed shall be determined from the last equalized property tax roll. If the property tax roll indicates more than one owner, each owner shall receive notice. Only property owners shall receive notice.
2. The notice shall be sent at least forty-five (45) days prior to the date set for the public hearing on the assessment.
3. The notice provided by this section shall contain the following information:
 - a. The total amount to be assessed for the entire assessment district;
 - b. The amount to be assessed to the owner's particular parcel;
 - c. The duration of the payments;
 - d. The reason for the assessment;
 - e. The basis upon which the amount of the proposed assessment was calculated;
 - f. The date, time, and location of the public hearing on the proposed assessment;
 - g. A summary of the procedures for the completion, return, and tabulation of the assessment ballots;
 - h. A disclosure statement that the existence of a majority protest will result in the assessment not being imposed; and
 - i. A ballot to be completed by the owner, as further described in Section D of this resolution.
4. The notice provided by this section and in accordance with Government Code Sections 53753(b) and (c) shall supersede and be in lieu of any other statutes requiring notice to levy or increase an assessment, including but not limited to the notice required by the state statute authorizing the assessment and Government Code section 54954.6.
5. Failure of any person to receive notice shall not invalidate the proceedings.
6. The cost of providing notice shall be included as a cost of the assessment.

D. **Assessment Ballot.** The following guidelines shall apply to the assessment ballot:

1. The ballot required by Article XIID, Section 4(d), of the California Constitution shall be mailed to all property owners of record subject to the proposed assessment at least forty-five (45) days prior to the date of the public hearing on the proposed assessment. This ballot shall comply with Government Code Sections 53753(b) and

- (c). The ballot shall be designed in such a way that, once sealed, its contents are concealed.
2. All ballots must be returned either by mail or by hand delivery, not later than the close of the public input portion of the public hearing. Mailed ballots must be returned to the City Clerk, City of Pleasanton, PO Box 520, Pleasanton, CA 94566. Ballots may also be hand-delivered to the City Clerk at City Hall, 123 Main Street, Pleasanton, CA 94566, during normal business hours, or submitted in person at the public hearing on July 21, 2026, at 7:00 p.m., City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California. Ballots must be received by the City Clerk by the close of the public input portion of the public hearing. Postmarks shall not constitute timely receipt. The City Clerk (the "Tabulator") shall tabulate the ballots at the conclusion of the public input portion of the public hearing after the final call for ballots.
 3. Each ballot must be signed under penalty of perjury. In the event that more than one of the record owners of a parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the parcel shall be allocated to each ballot submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown on the record, as established to the satisfaction of the City Council or Assessment Engineer by documentation provided by the record owners. If two or more persons own a parcel subject to the assessment, any one owner may cast an assessment ballot for all owners.
 4. If a parcel has multiple owners, any owner may request a proportional assessment ballot. If the ownership interest of the owner is not shown on the last equalized secured property tax assessment roll, such request must include evidence, satisfactory to the City, of the owner's proportional rights in the parcel. The Assessment Engineer will provide the proportional ballot to the owner at the address shown on the assessment roll. Any request for a ballot to be mailed to another location must include evidence, satisfactory to the City, of the identity of the person requesting the ballot. Each proportional ballot will be marked to identify it as a proportional ballot and to indicate the owner's proportional rights in the parcel. The Assessment Engineer will keep a record of each proportional ballot provided to an owner.
 5. The City will only accept official ballots mailed or otherwise provided to owners by the Assessment Engineer. No facsimile, electronic, mechanically duplicated, copied, or other unofficial ballot will be accepted.
 6. If an assessment ballot is lost, withdrawn, destroyed, or never received, the Assessment Engineer will mail or otherwise provide a replacement ballot to the owner upon receipt of a request delivered to the City or the Assessment Engineer. The replacement ballot will be marked to identify it as a replacement ballot or a replacement proportional ballot. Any request for a replacement ballot to be mailed to another location must include evidence, satisfactory to the City or the Assessment Engineer, of the identity of the person requesting the ballot.
 7. If an assessment ballot is returned by the United States Post Office as undeliverable, the Assessment Engineer may mail a redelivered ballot to the current property owner

if updated ownership or owner mailing address can be determined. The redelivered ballot will be marked to identify it as a redelivered ballot.

8. An assessment ballot proceeding is not an election or voting for purposes of Article II of the California Constitution or of the Elections Code.
9. An assessment ballot is a disclosable “public record” as that phrase is defined by Government Code Section 6252, during and after tabulation of the ballots.
10. The California Government Code requires that assessment ballots be signed by property owners. However, property owner names and corresponding votes will remain strictly confidential, except as necessary to count the votes or as disclosure is required by California law.
11. To complete an assessment ballot, the owner of the parcel or his, her, or their authorized representative must (1) mark the appropriate oval supporting or opposing the proposed assessment and (2) sign, under penalty of perjury, the statement on the ballot that the person completing the ballot is the owner of the parcel or the owner's authorized representative. Only one oval may be stamped or marked on each ballot. All incomplete or improperly marked ballots shall be disqualified from balloting. The Tabulator will retain all such invalid ballots.
12. After returning an assessment ballot to the City, the person who signed the ballot may withdraw the ballot by submitting a written statement to the City directing the City to withdraw the ballot. Such statement must be received by the City or the Tabulator prior to the close of the public input portion of the public hearing. When ballots are tabulated, the Tabulator will segregate withdrawn ballots from all other returned ballots and will indicate on the face of such withdrawn ballots that they have been withdrawn.
13. In order to change the contents of a ballot that has been submitted, the person who signed that ballot may: (1) request that such ballot be withdrawn; (2) request that a replacement ballot be issued; and (3) return the replacement ballot fully completed. Each of these steps must be completed according to the procedures set forth above.

E. **Tabulating Ballots.** The following guidelines shall apply to tabulating assessment ballots:

1. Assessment ballots shall remain sealed until tabulation commences.
2. The Tabulator shall tabulate the assessment ballots. The Tabulator shall follow the rules and procedures of the laws of the State of California, this resolution, and any other rules and procedures of the City Council. If the Tabulator needs clarification, the City Council is the final arbiter. All ballots shall be accepted as valid except those in the following categories:
 - a. A photocopy of a ballot, a letter or other form of a ballot that is not an official ballot provided by the District or the Assessment Engineer on behalf of the District;
 - b. An unsigned ballot, or ballot signed by an unauthorized individual;

- c. A ballot which lacks an identifiable mark in the oval for a “yes” or “no” vote or with more than one oval marked, will not be counted;
 - d. A ballot which appears tampered with or otherwise invalid based upon its appearance or method of delivery or other circumstances;
 - e. A ballot for which the barcode representing the parcel number is damaged or obstructed, unless the parcel number or property ownership information is legible and allows the Tabulator to clearly determine the property(s) identified on the ballot; and
 - f. A ballot received after the close of the balloting time period.
3. The Tabulator’s decision, after consultation with the City’s legal counsel, that a ballot is invalid shall be final and may not be appealed to the City Council.
 4. If more than one of the record owners of a parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the parcel shall be allocated to each ballot in proportion to the respective record ownership interests, as shown on the record or as established to the City’s satisfaction by documentation provided by the record owners.
 5. In the event of a dispute regarding whether the signer of a ballot is the owner of the parcel to which the ballot applies, the City Council will make such determination from the official County Assessor records and any evidence of ownership submitted to the City Council prior to the conclusion of the public hearing. The City Council will be under no duty to obtain or consider any other evidence as to ownership of property, and its determination of ownership will be final and conclusive.
 6. In the event of a dispute regarding whether the signer of a ballot is an authorized representative of the owner of the parcel, the City Council may rely on the statement on the ballot signed under penalty of perjury and any evidence submitted prior to the conclusion of the public hearing. The City Council will be under no duty to obtain or consider any other evidence as to whether the signer of the ballot is an authorized representative of the owner, and its determination will be final and conclusive.
 7. A property owner who has submitted an assessment ballot may withdraw the ballot and submit a new or changed ballot up until the conclusion of the public input portion of the public hearing on the assessment.
 8. A property owner’s failure to receive an assessment ballot shall not invalidate the proceedings conducted under this section and Article XIID, Section 4, of the California Constitution.
 9. The City shall retain all ballots for a period of two (2) years from the date of the public hearing.
- F. **Public Hearing.** The following guidelines shall apply to the public hearing:
1. The public hearing for the proposed assessment shall be held on Tuesday, July 21, 2026, at 7:00 p.m. at City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California. At the public hearing, the City Council shall hear all public testimony, written objections, and protests regarding the proposed assessment and accept ballots until the close of the public input portion of the public hearing, including

consideration of any timely written objections to the assessment received and the City's written response thereto pursuant to Government Code Sections 53759.1 and 53759.2. The City Council will determine whether any of the following are warranted following consideration of all public testimony, objections, and protests:

- a. Whether the written objections and the agency's response warrant clarifications to the proposed fee or assessment.
 - b. Whether to reduce the proposed fee or assessment.
 - c. Whether to further review before making a determination on whether clarification or reduction is needed.
 - d. Whether to proceed with the protest hearing or ballot tabulation hearing required under Section 4 of Article XIII D of the California Constitution.
2. Reasonable time limits may be imposed on both the length of the entire hearing and the length of each speaker's testimony.
 3. At the conclusion of the public input portion of the hearing, the Tabulator shall begin tabulation of the ballots at the direction of the City Council, including those received during the public hearing.
 4. If it is not possible to tabulate the ballots on the day of the public hearing, or if additional time is necessary for public testimony, the City Council may continue the public hearing to a later date to receive additional testimony, information, or to finish tabulating the ballots.
 5. If, according to the final tabulation of the ballots, ballots submitted against the assessment exceed the ballots submitted in favor of the assessment, weighted according to the proportional financial obligation of the affected property, a "majority protest" exists and the City Council shall not impose the assessment.

SECTION 4. Written Objections and Exhaustion of Administrative Remedies (Pleasanton Municipal Code Section 1.04.120; Ordinance No. 2292). The following procedures implement Pleasanton Municipal Code Section 1.04.120 and Government Code Sections 53759.1 and 53759.2:

- A. **City Obligations — Making Assessment Available.** Concurrently with mailing the ballot package, the City shall: (1) make the proposed assessment available to the public no less than 45 days before the deadline for submitting written objections; (2) post on its website the written basis for the proposed assessment, including the Engineer's Report, Resolution of Initiation, and Resolution of Intention, and include a link to those materials in the public hearing notice; and (3) make the Engineer's Report and written basis available by mail to any ratepayer or property owner upon request.
- B. **Submission of Timely Written Objections.** A record owner may submit a written objection to the proposed assessment to the City Clerk, City of Pleasanton, 123 Main St, Pleasanton, CA 94566 (by mail, email, fax, or personal delivery), at any time during the a 45-day review period and up through the end of the public comment portion of the public hearing on July 21, 2026. In order for a written objection to be timely and legally sufficient under Pleasanton Municipal Code Section 1.04.120, the objection must: (1) be in writing; (2) identify the name of the record owner and the street address or assessor's parcel number of the affected property, and be signed by the record owner; and (3)

specify the grounds for alleging the proposed assessment does not comply with Proposition 218 or other applicable law, identifying the substantive requirement alleged to be violated and the factual basis for the claim. A written objection that does not specify such grounds is not legally sufficient.

- C. **City Council Consideration and Written Response.** Before or during the public hearing, the City Council shall consider, and the City shall respond in writing to, any timely written objections received. The City's written response shall explain the substantive basis for retaining or altering the proposed assessment in response to the written objections, including any reasons to reject requested amendments. The City Council may adjourn the hearing to another date if necessary to respond to comments received after the agenda is posted. Following consideration of timely written objections and the City's written responses, the City Council shall exercise its legislative discretion and determine whether: (1) the written objections and the City's response warrant clarifications to the proposed assessment; (2) to reduce the proposed assessment; (3) further review of the proposed assessment is needed before determining whether clarification or reduction is warranted; or (4) to proceed with, continue, or abandon the proposed assessment. Following these determinations, the City Council shall determine whether to proceed with tabulating assessment ballots.
- D. **Bar to Legal Proceedings.** In accordance with Pleasanton Municipal Code Section 1.04.120(C), no person may bring a judicial action or proceeding alleging noncompliance with the California Constitution or other applicable law for the proposed assessment unless that person submitted to the City Clerk a timely written objection specifying the grounds for alleging noncompliance. The issues raised in any such action shall be limited to those raised in such a written objection, unless a court finds the issue could not have been raised in such an objection by those exercising reasonable diligence.
- E. **Public Record.** Any submitted written objection shall be a public record subject to disclosure under the California Public Records Act (Government Code Section 7920.000 et seq.).

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on May 5, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of May 2026 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
DECLARING THE INTENTION TO FORM BONDE RANCH LANDSCAPE
MAINTENANCE DISTRICT 2026-2; PRELIMINARILY APPROVING THE ENGINEER'S
REPORT; AND SETTING A DATE FOR A PUBLIC HEARING**

WHEREAS, on March 17, 2026, the City Council adopted Resolution No. 2026-0010 initiating proceedings for the formation of Bonde Ranch Landscape Maintenance District 2026-2 (the "District") pursuant to the Landscaping and Lighting Act of 1972 (the "Act"), Division 15, Part 2, Chapter 2, Sections 22500 et seq. of the California Streets and Highways Code, for the installation, maintenance, and servicing of landscaping and other improvements; and

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Articles XIII C and XIID to the California Constitution, which impose certain procedural and substantive requirements relating to assessments (as defined).

WHEREAS, an Engineer's Report ("Report") has been prepared by SCI Consulting Group, registered, professional engineers ("Assessment Engineer"), and submitted to the City Council, in which an assessment is proposed to fund the cost of the installation, maintenance and servicing of improvements within the District boundaries as described in §3 below. The proposed Landscape Maintenance District shall be described as "Bonde Ranch Landscape Maintenance District 2026-2" of the City of Pleasanton (hereinafter the "Assessment District").

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

SECTION 1. The above Recitals are in all respects true and correct.

SECTION 2. Reference to Initiation. In accordance with direction from the City Council, SCI Consulting Group, ("Engineer of Work"), prepared an Engineer's Report ("Report") pursuant to the Act and Article XIID of the California Constitution. The Report has been prepared, filed with the City Clerk, reviewed, and duly considered by the City Council and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to this Resolution.

SECTION 3. Description of the Improvements. The purpose of the Assessment District shall be for the installation, maintenance, and servicing of improvements. Within the District, the existing and proposed improvements ("Improvements") are generally described as the installation, maintenance, and servicing of designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, fencing and walls, open space drainage ditches, irrigation and drainage systems, and trees within the open space and designated landscaped areas, together with all appurtenant and incidental expenses within Tract 6483 and Tract 6518, City of Pleasanton. The Improvements include, but are not limited to, landscaping and trees; fire breaks and fuel management areas; entry features and fencing; open space areas; and all appurtenant facilities and incidental expenses associated therewith.

"Installation" means the construction of landscape improvements, including but not limited to land preparation such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, and drainage. "Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of said Improvements, including: (a)

repair, removal, or replacement of all or any part of any improvement; (b) fuel management and tree pruning and removal, including the management of fuel transition zones and open space slopes to reduce fire risk, performed at minimum on an annual basis or as conditions require; (c) fire break maintenance and weed abatement, performed at minimum once annually; (d) standard landscape maintenance, including pruning, trimming, litter and debris removal, performed two to three times monthly and as conditions require; (e) repair, maintenance, and replacement of irrigation systems, drainage facilities, and open space drainage ditches, including the restoration of inoperable irrigation systems as funding allows; (f) repair and maintenance of fencing, walls, and entry features, including periodic replacement; (g) plant replacement and revegetation, as needed to sustain plantings; and (h) drainage repair and replacement, as needed. "Servicing" means the furnishing of (a) water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements, and (b) electric current or energy for the lighting or operation of any improvements. The Improvements also include all labor, materials, supplies, utilities, and equipment necessary or incidental to the foregoing, together with all costs of administration, engineering, legal, and other incidental expenses associated with the District.

SECTION 4. Reference to Engineer's Report. The Report is hereby incorporated by reference. Reference is hereby made to the Report for a full and detailed description of the Improvements, the boundaries of the Assessment District and the proposed assessments upon assessable lots and parcels of land within the Assessment District. Reference is also hereby made to the Report for an estimate of the costs of the Improvements proposed to be financed from the proceeds of the proposed assessment.

SECTION 5. Report of the Assessment Engineer: The Report is available for public review at the City of Pleasanton City Hall, located at 123 Main St, Pleasanton, CA. The Engineer's Report includes:

- A. A description of the Improvements to be funded with assessment proceeds, services and incidental costs; and
- B. An estimate of the annual cost of such Improvements; and
- C. A description of the assessable parcels of land within the District and proposed to be subject to the assessment; and
- D. A description of the proportionate special and general benefits conferred on property by the proposed assessment; and
- E. A description of the boundaries of the proposed Assessment District; and
- F. A specification of the amount to be assessed upon various types of assessable land to fund the cost of the Improvements; and
- G. The proposed method and formula of assessing the costs and expenses of the Improvements to the properties which will specially benefit from the Improvements.

SECTION 6. Description of Assessment District. The Assessment District consists of the lots and parcels shown on the boundary map of the Assessment District on file with the City Clerk, and reference is hereby made to such map for further particulars.

SECTION 7. Proposed Assessment Rate. It is the intention of this City Council to levy and collect assessments within the Assessment District. The estimated Fiscal Year 2026-27 cost of providing the Improvements is \$52,364. Said estimated cost results in a proposed Single-Family Equivalent ("SFE") assessment rate of SIX HUNDRED THIRTY-THREE DOLLARS AND THREE CENTS (\$633.03) for Zone A, ONE THOUSAND TWO HUNDRED SIXTY-SIX DOLLARS AND SIX CENTS (\$1,266.06) for Zone A Water Tank and TWO HUNDRED SEVENTY-EIGHT DOLLARS AND FIFTY-THREE CENTS (\$278.53) for Zone B for fiscal year 2026-27. It is the further intention of the City to have the assessment collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, its general taxes.

SECTION 8. Public Hearing. Notice is hereby given that the Public Hearing on the proposed assessment shall be held before the City Council on Tuesday, July 21, 2026, at the hour of 7:00 p.m. at the City Council Chambers, located at 200 Old Bernal Avenue, Pleasanton, California, or soon thereafter as the matter may be heard, for the purpose of this City Council's determination of whether the Public interest, convenience, and necessity require the improvements and this City Council's final action upon the report and the assessments therein. All interested persons shall be afforded the opportunity to hear and be heard. Any interested person may file a written protest with the City Clerk, or, having previously filed a protest, may file a written withdrawal of that protest, prior to the conclusion of the public input portion of the public hearing. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer thereof. The City Council shall consider all oral statements and all written protests made or filed by any interested person. Pursuant to Government Code Sections 53759.1 and 53759.2, timely written objections will be duly considered and written responses will be provided to such objections

SECTION 9. Notice and Ballot. The City Clerk hereby is authorized and directed to cause Notice of the hearing ordered under Section 8 hereof to be given in accordance with law by United States Mail, and such Notice shall be deemed to have been given when so deposited in the United States Mail. The envelope or cover of the mailing shall include the name of the City. The mailed Notice shall be given to all property owners of assessable parcels within the Assessment District by such mailing by name to those persons whose names and addresses appear on the last equalized secured property tax assessment roll of Alameda County, or in the case of any public entity, the representative of such public entity at the address thereof known to the City Clerk. The Notice shall include, but not be limited to, the total amount of assessment proposed to be levied in the Assessment District for Fiscal Year 2026-27, the assessment proposed for the owner's particular parcel(s) and the duration thereof and the reason for the assessment. Each Notice shall also contain the proposed assessment and the basis upon which the amount of the assessment was calculated. Each Notice shall also contain an assessment ballot, a summary of the procedures applicable to the completion, return and tabulation of assessment ballots, the date, time, and location of the public hearing and a statement that the existence of a majority protest will result in the assessment not being imposed. The Notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

SECTION 10. Additional Information. To obtain additional information about the proposed assessments, the Assessment District or the proposed Improvements contact: Matt Gruber, Landscape Architect, 123 Main St, Pleasanton, CA, telephone number (925) 931-5672. The Engineer's Report and other written material about the Assessment District may also be reviewed at the Office of the City Clerk during regular business hours.

SECTION 11. Annual Assessments. The assessments are proposed to be levied annually. If the proposed assessments are approved and confirmed by the City Council, the assessments will increase in future years by an amount up to the change in the San Francisco Bay Area Consumer Price Index (“CPI”) with a maximum of 3% without a further vote or balloting process. In the event that the actual assessment rate for any given year is not increased by an amount equal to the CPI change, any such deferred assessment increase may be added to the total amount assessed in any subsequent year. In such event, the maximum authorized assessment amount shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years. In each subsequent year in which the assessments will be levied, an updated Engineer’s Report, including a proposed budget and assessment rate, shall be prepared. The updated Engineer’s Report shall be considered by the City Council at a noticed public hearing. The updated Engineer’s Report shall serve as the basis for the continuation of the assessments.

SECTION 12. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on May 5, 2026.

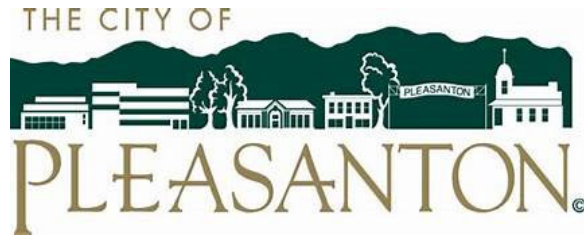
I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of May 2026 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney



Fiscal Year 2026-27

ENGINEER'S REPORT

City of Pleasanton

Bonde Ranch

Landscape and Lighting Maintenance

Assessment District 2026-2

April 2026

Pursuant to the Landscape and Lighting Act of 1972 and Article XIID of the California Constitution

Engineer of Work:



4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

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City of Pleasanton

Mayor

Jack Balch

City Council

Matt Gaidos, District 4, Vice Mayor

Jeff Nibert, District 1, Member

Craig Eicher, District 2, Member

Julie Testa, District 3, Member

City of Pleasanton Staff

Siew-Chin Yeong, Director of Public Works

Adam Nelkie, Assistant Director of Public Works, Engineering/City Engineer

Matt Gruber, Landscape Architect

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Introduction

Overview

Landscape Maintenance District No. 1993-2, Bonde Ranch (“1993-2 Bonde Ranch LMD”) was established by the City of Pleasanton (“City”) in 1993 as a condition of approval for the Bonde Ranch residential development (Tracts 6483 and 6518). The 1993-2 Bonde Ranch LMD was formed pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code, Sections 22500 et seq., the “Act”) to fund the ongoing maintenance of landscaping and trees, open space areas, fuel transition zones (fire breaks), entry features, fencing, irrigation systems, drainage systems, and street lighting within the subdivision.

The original assessment was established in 1993, prior to the passage of Proposition 218. The assessment was set at \$386.18 per parcel per year in Fiscal Year 1997-98 (Resolution No. 97-83), following Proposition 218’s effective date. Beginning in Fiscal Year 2000-01, the assessment was reduced to \$252.91 per parcel, where it remained through Fiscal Year 2024-25. With no inflation escalator, assessment revenues have not kept pace with the rising costs of maintenance, water, utilities, and capital replacement. The resulting funding shortfall has produced a measurable decline in the condition of the landscape and infrastructure. In FY 2025-26, the City restored the assessment rate to \$386.18 per parcel per year, however the rate is insufficient to fund the full scope of maintenance and capital improvements needed in the district.

The City Council has directed that a new assessment be proposed and voted on by property owners within the District in accordance with Proposition 218 (Article XIID of the California Constitution). The intent is to replace the existing District 1993-2 with a new Bonde Ranch Landscape Maintenance District 2026-2 (“Assessment District” or “District”) that includes a cost-of-living adjustment provision to provide adequate and sustainable funding for maintenance and services going forward. If approved by property owner ballot, the existing 1993-2 Bonde Ranch LMD will be replaced by the Assessment District.

This Engineer's Report ("Report") was prepared to establish the budget for the improvements and services ("Improvements") that will be funded by the proposed assessments, to determine the general and special benefits received from the Improvements by property within the Assessment District, and to establish the method of assessment apportionment to lots and parcels. This Report and the assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIID of the California Constitution (the "Article"). The boundaries of the Assessment District are the same as the boundaries of the existing District No. 1993-2 and include all parcels within the Bonde Ranch subdivision as shown on the Assessment Diagram incorporated in this Report.

Community Outreach

The City of Pleasanton engaged SCI Consulting Group in 2019 to begin the analysis necessary to pursue Proposition 218 compliant assessment increase for the Bonde Ranch LMD. That process was suspended in 2020 due to the COVID-19 pandemic.

In early 2022, City staff resumed the process of potentially increasing assessments for the District through a Proposition 218 compliant assessment ballot preceding. A neighborhood outreach meeting was held in February 2022. Property owners who attended or communicated with staff by phone or email expressed strong opposition to increasing the assessment. Staff placed the pursuit of a sustainable assessment on hold at that time.

Prior to initiating Proposition 218 proceedings, the City of Pleasanton conducted an extensive community outreach process to inform property owners of the District's financial condition, solicit input on proposed maintenance levels, and explain the Proposition 218 ballot process. Prior to each community meeting, the City mailed and emailed informational flyers to all district property owners summarizing the meeting date, location, and topics to be covered.

On November 20, 2025, the City held its first informational community meeting virtually. City staff and SCI Consulting Group presented information about the District's formation and history, the current state of the landscape and infrastructure, the funding shortfall resulting from decades of unchanged assessments, and the Proposition 218 process required to increase the assessment. Property owners were invited to submit written feedback to the City. Property owners were invited to submit written feedback to the City and notified that the City would be holding another meeting in response to the input received and to present more detailed cost information.

The second neighborhood meeting was held on February 18, 2026, at St. Augustine Church Hall. That meeting presented three maintenance level options for community input and introduced a property owner survey to help the City determine which option to bring forward as the ballot measure.

The informal survey was distributed via mail to all district property owners and email for all property owners that had provided the City with their email addresses. The survey sought input on preferred maintenance levels, priorities for improvements, and attitudes toward the proposed assessment.

The survey closed on March 16, 2026. Of the 36 unique survey responses received, 65.6% of respondents, weighted by proposed assessment, indicated cumulative support for the Reduced Maintenance level. Survey results are directional and are not statistically representative of all property owners in the District.

On March 17, 2026, the City Council adopted resolutions initiating proceedings for the formation of the Bonde Ranch Landscape Maintenance District 2026-2 and designated SCI Consulting Group as Engineer of Work for the proposed district.

The third and final neighborhood meeting was held on April 6, 2026, at the Pleasanton Senior Center. That meeting presented the survey results, the proposed ballot option, a detailed explanation of the Proposition 218 weighted ballot process, and the next steps in the proceedings. The meeting was open to in-person and virtual attendance.

Throughout the outreach process, the City maintained a dedicated informational website for the District available to property owners at all times. The website includes recordings of all three community meetings, slide decks, meeting Q&A summaries, frequently asked questions, formation documents, and budget information. The website has been updated following each community meeting to reflect the most current information available.

Assessment Process

This Engineer's Report establishes the budget for the maintenance and services to be undertaken by the Assessment District that will be funded by the proposed Fiscal Year 2026-27 assessments and also determines the benefits received from the maintenance and services by property within the Assessment District as well as the method of assessment apportionment to lots and parcels. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIII D of the California Constitution (the "Article").

Following the submittal of this Report to the City of Pleasanton City Council (“Council”) for preliminary approval, the Council may, by Resolution, call for an assessment ballot proceeding and Public Hearing on the establishment of the Bonde Ranch Landscape Maintenance District 2026-2.

If the Council approves such Resolution and calls for the mailing of notices and ballots, a notice of assessment and assessment ballot will be mailed to property owners at least 45 days prior to the date of the Public Hearing set by the Council. Such notice would include a description of the assessments as well as an explanation of the method of voting on the assessments. Each notice would include a ballot on which the property owner could mark his or her approval or disapproval of the assessments and a ballot return envelope.

After the ballots are mailed to property owners, a minimum 45-day time period must be provided for the return of the assessment ballots. Following this 45-day time period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed assessments and services. At this hearing, the public would have the opportunity to provide input on this issue and would have a final opportunity to submit ballots. After the conclusion of the public input portion of the hearing, the hearing may be continued to a later time to allow time for the tabulation of ballots.

With the passage of Proposition 218 on November 6, 1996, The Right to Vote on Taxes Act, now Article XIII C and XIII D of the California Constitution, the proposed assessments can be levied for Fiscal Year 2026-27 and future years, only if the ballots submitted in favor of the assessments are greater than the ballots submitted in opposition to the assessments. Each ballot is weighted by the amount of proposed assessment for the property that it represents.

If it is determined, when the tabulation results are announced, that the assessment ballots submitted in opposition to the proposed assessments do not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted) the Council may take action, by resolution, to approve the levy of the assessments for Fiscal Year 2026-27 and future fiscal years. If the assessments are confirmed and approved, the levies, as outlined in this Engineer’s Report, will be submitted to the Alameda County Auditor for inclusion on the property tax rolls for Fiscal Year 2026-27. If the assessment ballots submitted in opposition to the proposed assessments do exceed assessment ballots submitted in favor of the assessments, the assessment rates will be consistent with the previous year’s assessment rates as indicated in a separate Engineer’s Report to be submitted at a future date.

Legislative Analysis

Proposition 218

The Right to Vote on Taxes Act was approved by the voters of California on November 6, 1996 and is now Article XIII C and XIII D of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services and improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.

Proposition 218 describes several important requirements, including a property owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space Authority (2008) 44 Cal. 4th 431

In July of 2008, the California Supreme Court issued its ruling on the *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority* (“SVTA”). This ruling is significant in that the Court clarified how Proposition 218 made changes to the determination of special benefit. The Court also found that:

- Benefit assessments are for special, not general, benefit.
- The services and/or improvements funded by assessments must be clearly defined.
- Special benefits are directly received by and provide a direct advantage to property in the assessment district.

Dahms v. Downtown Pomona Property (2009) 174 Cal. App. 4th 708

In *Dahms v. Downtown Pomona Property* (“Dahms”) the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon (2009) 180 Cal. App. 4th 103

Bonander v. Town of Tiburon (“*Bonander*”), the 1st District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments primarily on the grounds that the assessments had been apportioned to assessed property based on the costs within sub-areas of the assessment district instead of the overall cost of the improvements and the overall proportional special benefits.

Beutz v. County of Riverside (2010) 184 Cal. App. 4th 1516

Steven Beutz v. County of Riverside (“*Beutz*”) the Court overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

Golden Hill Neighborhood Association v. City of San Diego (2011) 199 Cal. App. 4th 416

On September 22, 2011, the 4th District Court of Appeal issued a decision on the *Golden Hill Neighborhood Association v. City of San Diego* (“*Greater Golden Hill*”) appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in *Beutz*, the court found the general benefits associated with services were not explicitly calculated, quantified, and separated from the special benefits. Second, the court found that the City had failed to record the basis for the assessment on its own parcels.

Compliance with Current Law

This Engineer’s Report is consistent with the requirements of Article XIIC and XIID of the California Constitution and with the *SVTA* decision because the assessments are for special, not general, benefit; the improvements to be funded are clearly defined; the improvements are directly available to and will directly benefit property in the Assessment District; and the improvements provide a direct advantage to property in the Assessment District that would not be received in absence of the Assessments.

This Engineer’s Report is consistent with *Dahms* because, similar to the Downtown Pomona assessment validated in *Dahms*, the services will be directly provided to property in the Assessment District. Moreover, while *Dahms* could be used as the basis for a finding of 0% general benefits, this Engineer’s Report establishes a more conservative measure of general benefits.

This Engineer's Report is consistent with *Beutz, Dahms, and Greater Golden Hill* because the improvements will directly benefit property in the Assessment District, and the general benefits have been explicitly calculated and quantified and excluded from the Assessments. The Engineer's Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall cost of the improvements and proportional special benefit to each property.

Plans and Specifications

The City of Pleasanton maintains landscaping and other improvements in locations within the Assessment District's boundaries. The work and improvements to be undertaken by the Bonde Ranch Landscape Maintenance District 2026-2, and the cost thereof paid from the levy of the annual Assessment, provide special benefit to parcels within the Assessment District as defined in the Method of Assessment herein. In addition to the definitions provided by the Landscaping and Lighting Act of 1972 (the "Act"), the work and improvements are generally described as designated landscaping and trees, open space areas, fuel transition zones (fire breaks), entry features, fencing, irrigation systems, street lighting and drainage systems within Tracts 6483 and 6518 in the City of Pleasanton. The Assessment Diagram shows the location and extent of the Improvements to be installed, maintained, or serviced by the proceeds from this Assessment District.

Installation, maintenance, and servicing of Improvements may include, but are not limited to, landscaping, ground cover, shrubs and trees, irrigation systems, fencing, entry monuments, open space drainage ditches, fuel transition zones (fire breaks), and labor, materials, supplies, utilities, and equipment, as applicable, at each of the locations owned, operated, or maintained by the Assessment District.

As applied herein, "Installation" means the construction of Improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, walkways, and drainage facilities.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; and the clearing and management of vegetation within fuel transition zones for fire risk reduction purposes.

"Servicing" means the furnishing of water for the irrigation of any landscaping or the maintenance of any other improvements.

"Incidental expenses" include all of the following: (a) the costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets and Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets and Highways Code § 22526).

All assessment proceeds will be used exclusively for the Improvements described herein and incidental expenses within the Assessment District.

Landscape plans and specifications for the Improvements to this Assessment District are those prepared by Samson Associates, dated July 1992. These plans and specifications have been filed with the City Clerk and are incorporated in this Report by reference.

Note on District Boundary: The Assessment District boundary reflects the area established at the formation of the original Bonde Ranch LMD in 1993. The property directly behind the Ventana Hills neighborhood was excluded from the Bonde Ranch assessment area at formation in 2017 and is incorporated into the Bonde Ranch Open Space. That exclusion is carried forward into this Assessment District.

Estimate of Cost and Budget

The Landscaping and Lighting Act of 1972 provides that the total costs for providing the maintenance and services of the Assessment District, including incidental expenses, can be recovered through the assessment. An estimate of Assessment District costs for Fiscal Year 2026-27 is provided in Table 1 on the following page.

Table 1 - Fiscal Year 2026-27 Estimate of Cost and Budget

	<u>Budget</u>								
Installation, Maintenance & Servicing Costs									
Landscaping (maintenance)									
Basic maintenance	\$6,000.00								
Extra Work									
tree pruning and removal	\$23,323.45								
cleaning out v-ditches (3x per year)	\$1,500.00								
repair backflow preventers/irrigation	\$4,400.00								
planting	\$2,500.00								
Water	\$1,500.00								
Fuel Transition Zones (Firebreak) 287,000 sq.ft.									
Weed abatement	<u>\$7,972.00</u>								
Total for Installation, Maintenance & Servicing	\$47,195.45								
Incidental and Administration Costs ¹									
City administration fees	\$1,800.00								
County Collection Costs	\$868.67								
Annual Engineer's Report	<u>\$2,500.00</u>								
Total Incidental and Administration Costs	\$5,168.67								
Amount to/(from) Reserve Fund ²									
Reserve/Long-Term Replacement Fund for scheduled									
Long-term replacement of various district improvements	<u>\$0</u>								
	\$0								
City's Contribution for General Benefit ³									
TOTAL COSTS	\$52,364.12								
BUDGET ALLOCATION TO PROPERTY									
	<table border="1"> <thead> <tr> <th style="text-align: center;">Number of Parcels/Units</th> <th style="text-align: center;">Single Family Equivalent Units (SFE) ⁴</th> <th style="text-align: center;">Proposed Assessment Rate</th> <th style="text-align: center;">Total Assessment ⁵</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">103</td> <td style="text-align: center;">82.72</td> <td style="text-align: center;">\$633.03</td> <td style="text-align: center;">\$52,364.12</td> </tr> </tbody> </table>	Number of Parcels/Units	Single Family Equivalent Units (SFE) ⁴	Proposed Assessment Rate	Total Assessment ⁵	103	82.72	\$633.03	\$52,364.12
Number of Parcels/Units	Single Family Equivalent Units (SFE) ⁴	Proposed Assessment Rate	Total Assessment ⁵						
103	82.72	\$633.03	\$52,364.12						

Notes for Estimates of Costs

1. Incidental and administration cost estimates include City staff hours dedicated to the administration of the assessment (including staff time to bid work, monitor contracts and contractors, respond to residents' inquiries, etc.), county charges for inclusion of assessments on property tax bills, and other incidental costs.
2. If approved, the Fund 136 balance (approximately \$35,155 as of April 2026) for the 1993 Bonde Ranch LMD will be transferred to the new Bonde Ranch Landscape Maintenance District 2026-2.
3. As determined in the Benefit Findings section, at least 36.94% of the expenditures must be funded from sources other than the assessments to cover any general benefits. Therefore, out of the total cost of \$52,364, the City must contribute at least 36.94% from other sources. The City will contribute in-kind, non-monetary contributions conservatively estimated at 60% of the total district cost, which more than covers any general benefits from the expenditures. For additional information, see 'Source of Contributions from Other Funds' on page 23.
4. The rate shown here is for a single-family home or its equivalent. For the definition of the term Single-Family Equivalent (SFE) and rates for other types of property, see the section titled, "Method of Assessment" and the sections following it in this report.
5. The Act requires that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the Maintenance District. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Report. Any balance remaining at the end of the Fiscal Year, June 30, must be carried over to the next Fiscal Year. The District may also establish a reserve fund for contingencies and special projects as well as a capital improvement fund for accumulating funds for larger capital improvement projects or capital renovation needs. Any remaining balance would either be placed in the reserve fund, the capital improvement fund, or would be used to reduce future years' assessments. The proposed Assessment District reserve/replacement funds will be held in an interest bearing account until needed for repairs to the irrigation system, landscaping or other District features.

Method of Apportionment

This section includes an explanation of the special benefits to be derived from the maintenance, operations, and repair activities, the criteria for the expenditure of assessment funds and the methodology used to apportion the total assessments to properties within the Assessment District. The proposed Assessment District area consists of all Assessor Parcels included within the Bonde Ranch LMD 1993 boundary.

Pursuant to Proposition 218, the method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the proposed Assessment District, or to the public at large. Special benefit is calculated for each parcel in the District using the following process:

- 1.) Identification of all benefit factors derived from the Improvements.
- 2.) Calculation of the proportion of these benefits that are general.
- 3.) Determination of the relative special benefit within different areas (zones of benefit) of the Assessment District.
- 4.) Determination of the relative special benefit per property type.
- 5.) Calculation of the specific assessment for each individual parcel based upon special vs. general benefit, zones, property type and other supporting attributes.

The District consists of certain assessor parcels within the boundaries as defined by the Assessment Diagram referenced in this report and the parcels identified by the Assessor Parcel Numbers listed with the levy roll. The parcel list includes all privately and publicly owned parcels as shown. The method used for apportioning the Assessment is based upon the relative special benefits to be derived by the properties in the District over and above general benefits conferred on real property or to the public at large. The Assessment is apportioned to lots and parcels in proportion to the relative special benefit from the improvements.

The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements and the second step is to allocate the Assessments to property based on the estimated relative special benefit for each type of property.

Discussion of Benefit

In summary, the Assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218, as codified in Article XIII D of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must exceed the cost of the assessment:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

The following benefit categories summarize the types of special benefits to residential and other lots and parcels resulting from the installation, maintenance, and servicing of landscaping, fuel transition zones, open space areas, irrigation systems, fencing, entry features, and drainage systems funded by the Assessment. These types of special benefits are summarized as follows:

1. Proximity to improved landscaped areas, open space, and other permanent public improvements within the Assessment District
2. Access to improved landscaped areas within the Assessment District
3. Improved views within the Assessment District
4. Reduction of the wildland fire risk by the maintenance of fuel transition zones and fire breaks within or immediately adjacent to a Moderate Fire Hazard Severity Zone
5. Creation of individual lots for residential and commercial use that, in absence of the Assessments, would not have been created.

In this case, the SVTA decision provides enhanced clarity to the definitions of special benefits to properties from similar improvements in three distinct areas:

- Proximity
- Expanded or improved access

- Views

The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

“The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district’s property values).”

Proximity, improved access, and views, in addition to the other special benefits listed above further strengthen the basis of these assessments.

Moreover, the *Dahms* decision further clarified that certain services and improvements funded by assessments, that are over and above what otherwise would be provided and that other property in general and the public do not share or receive are 100% special benefit. The assessment-funded services upheld by *Dahms* included streetscape maintenance and security services.

Benefit Factors

The special benefits from the improvements are further detailed below:

Proximity to improved landscaped areas within the Assessment District

Only the specific properties within close proximity to the improvements are included in the Assessment District. Therefore, property in the Assessment District enjoys unique and valuable proximity and access to the improvements that the public at large and property outside the Assessment District do not share.

In absence of the assessments, the improvements and the landscaping areas in the Assessment District would be degraded due to insufficient funding for maintenance, upkeep, and repair. Therefore, the assessments provide improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Assessment District, they provide a direct advantage and special benefit to property in the Assessment District.

Access to improved outdoor and landscaped areas within the Assessment District

Since the parcels in the Assessment District are the primary parcels that enjoy close access to the improvements, they directly benefit from the unique close access to improved landscaping areas that are provided by the Assessments. This is a direct advantage and special benefit to property in the Assessment District.

Improved views within the Assessment District

The City, by maintaining permanent public improvements funded by the Assessments in the District, provides improved views to properties in the District. The properties in the District enjoy close and unique proximity, access and views of the specific improvements funded in the District; therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the District.

Wildland Fire Risk Reduction

The Bonde Ranch Landscape Maintenance District was formed in large part to protect the subdivision from wildland fire risk. The district's fuel transition zones (fire breaks) and open space slopes were required as conditions of approval for the development and have served as the primary buffer between the residential properties and the surrounding wildland interface since the district's formation in 1993.

In 2025, the California Department of Forestry and Fire Protection ("CAL FIRE") updated its fire hazard severity zone map, and the eastern portion of the Assessment District is now designated within a Moderate Fire Hazard Severity Zone. The maintenance of fuel transition zones and open space slopes within the Assessment District directly reduces the risk of wildland fire ignition and spread to properties within the Assessment District. This fire risk reduction is a direct, tangible benefit that is particular and distinct to property within the Assessment District, as properties outside the District boundaries do not receive the same proximate protection from the District's fire management activities.

The degree of fire risk reduction benefit varies materially by proximity to the maintained fuel transition zones. Zone A parcels are directly adjacent to the LMD landscape maintenance areas and fuel transition zones and receive the full fire risk reduction benefit. These parcels sit within or immediately proximate to the Moderate Fire Hazard Severity Zone designation and are the properties most directly protected by the District's fuel management activities.

Zone B parcels are located across Bernal Avenue and at substantially greater distance from the maintained fuel transition zones. While Zone B parcels remain within the Assessment District boundary and receive some indirect benefit from the District's fire management activities, the direct protective effect of the fuel transition zones diminishes significantly with distance. The CAL FIRE hazard mapping confirms that Zone B parcels lie at the periphery of or outside the Moderate Fire Hazard Severity Zone, further reflecting their reduced exposure and the correspondingly reduced protective benefit conferred by the District's fuel management program. On a scale of 1 to 10, Zone B parcels receive a fire risk reduction benefit score of 2, compared to a score of 10 for Zone A parcels, reflecting this material difference in proximate protection.

Creation of Individual Lots for Residential Use that, in Absence of the Assessments, Would Not Have Been Created

The residential parcels within the Assessment District were created through a subdivision and development process that required the installation of landscaping, open space improvements, fuel transition zones, and other public improvements as conditions of approval. These Improvements were not optional enhancements but mandatory prerequisites for the subdivision to be approved and the individual lots to be created. The proposed Assessments provide the necessary funding for the continued maintenance of these Improvements, which support the ongoing safety and habitability of those parcels.

As parcels are sold, new owners are informed of the Assessment through title reports and Department of Real Estate disclosure reports indicating that the parcels are subject to assessment. Purchase of property within the Assessment District constitutes notice of the Assessment obligation.

In the absence of the proposed Assessments, the continued maintenance and servicing of the Improvements associated with the residential lots within the Assessment District would not be adequately funded. These parcels, and the Improvements that were constructed to serve them, receive a direct advantage and special benefit from the Assessments.

Summary of Relative Weight of Benefit Factors

The relative weight assigned to each benefit factor reflects the primacy of wildland fire risk reduction to the safety and habitability of properties within the Assessment District. The fuel transition zones and open space slopes maintained by the District were required as conditions of subdivision approval and serve as the primary buffer between the residential properties and the surrounding wildland interface. Wildland fire risk reduction is accordingly assigned a weight of 70% of the total benefit.

Views, decorative landscaping, and access are assigned a combined weight of 20%, reflecting the direct and ongoing advantage of proximity to and views of the maintained open space and landscaped areas enjoyed by all parcels within the Assessment District.

The Creation of Individual Lots is assigned a weight of 10%. While this benefit is real and legally recognized, it is foundational rather than ongoing. The lots were created once under conditions of approval that required these Improvements, and the Assessment now funds the continued maintenance that supports their habitability. The relative benefit levels used in this Report are shown in Table 2 below.

Table 2 - Relative Benefit Levels

Creation of Lots	Views/Decorative Landscaping/Access	Wildland Fire Risk Reduction
10%	20%	70%

General versus Special Benefit

Article XIID, Section 4(a) of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. An assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIID never defines the term “general benefit.” The definition of special benefit in Section 2(i) includes the statement that general enhancement of property value does not constitute a special benefit. A general benefit may be described as an “indirect, derivative advantage” resulting from the improvements.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit
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There is no widely accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. *SVTA* provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In this Report, the general benefit is liberally estimated and described, and then budgeted so that it is funded by sources other than the Assessment.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the Assessment District	+	Benefit to Real Property Inside the Assessment District that is Indirect and Derivative	+	Benefit to the Public at Large
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Special benefit, on the other hand, is defined in the California Constitution as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." The *SVTA* decision indicates that a special benefit is conferred to a property if it "receives a direct advantage from the improvement (e.g., proximity to a park)." In this Assessment, properties in the District have close and unique proximity, views, and access to the Improvements that other properties and the public at large do not share. Therefore, the overwhelming proportion of the benefits conferred to property within the District is special, and only minimal benefit is received by property outside the District or the public at large.

Benefit Finding

Quantification of General Benefit

The starting point for evaluating general and special benefits is the current baseline level of service. In the absence of the Assessment, no alternative funding source exists for the maintenance of the Improvements within the Assessment District. The baseline level of service without the Assessment is therefore the absence of funded maintenance, and all Improvements funded by the Assessment are over and above that baseline. The general benefits estimated in this section are measured against that baseline.

Benefit to Property Outside the Assessment Districts

Properties within the District receive almost all of the special benefits from the Improvements because properties in the District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large. However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of the District, may receive some benefit from the Improvements. Since this benefit is conferred to some properties outside the District boundaries, it contributes to the overall general benefit calculation and will not be funded by the Assessments. The general benefit to property outside of the District is calculated with the parcel and data analysis performed by SCI Consulting Group.

Since certain properties outside the District enjoy close proximity and access to the improvements cannot be assessed by the District, this is a form of general benefit to other property. There are 44 parcels outside the District that are directly adjacent to areas where pathways and landscaped areas are maintained by the District. The benefits conferred to these properties do not include the Lot Creation benefit factor, therefore the benefit is reduced by 90%. The general benefit to property outside of the District is calculated as follows.

Table 3 – Benefit to Property Outside the Assessment District

Benefit to Property Outside the Assessment District	
Assumptions:	
Parcels outside and adjacent to the District	44
Parcels in the Maintenance District	103
Calculation: $((44 / (44 + 103)) * \text{Factor applied})$	
Factor applied	90%
General Benefit to Property outside the District	26.94%

Benefit to Property *Inside* the Assessment Districts that is *Indirect and Derivative*

The “indirect and derivative” benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the District is special because the other improvements are clearly “over and above” and “particular and distinct” when compared with the baseline level of service and the unique proximity, access and views of the other improvements enjoyed by benefiting properties in the District.

Nevertheless, the *SVTA* decision indicates there may be general benefit “conferred on real property located in the district.” A measure of the general benefits to property within the Assessment area is the percentage of land area within or directly abutting the District that is publicly owned and used for regional purposes such as regional parks, major roads, rail lines and other regional facilities because such properties used for regional purposes could provide indirect benefits to the public at large. The Assessment boundaries are narrowly drawn to include only the residential parcels within Tracts 6483 and 6518, and there are no regional facilities within the Assessment District. Therefore, the indirect and derivative general benefits to property within the Assessment District are zero.

General Benefit Inside the District (Indirect and Derivative) = 0.0%

Benefit To The Public At Large

The general benefit to the public at large can be estimated by the proportionate amount of time that the Assessment’s improvements are used and enjoyed by individuals who are not residents or property owners in the Assessment District. These improvements do not attract the public at large in the same way as park improvements, and they confer far less benefit to the public at large than do similar park improvements. In essence, the public does not visit an area to enjoy outdoor and landscaped area improvements in the same way as they may visit a park.

However, certain outdoor and landscaped areas maintained by the Assessment District may provide some enhancement to views enjoyed by the public as they drive past. Based on surveys and research in which visitors to similar landscape, open space and parks, at various times of the day, evening, and week, were asked to look at a District map and to identify whether they lived or worked within the City, less than 5% of the use of similar landscape, open space, parks or recreation areas is by the public at large. When people outside the Maintenance District use landscape, open space, parks, or recreation areas, they diminish the availability of such facilities for people within the Maintenance District. Therefore, another 5% of general benefits are allocated for people within the Maintenance District. Combining these two elements of general benefit, we find that 10% of the benefits from the Improvements are general benefits to the public at large.

Summary of General Benefit

Using a sum of these three measures of general benefit, we find that approximately 36.94% of the benefits conferred by the improvements may be general in nature and should be funded by sources other than the assessment.

Table 4 – Summary of General Benefit

General Benefit Component	Percentage
Benefit to property outside the Assessment District	26.94%
Indirect and derivative benefit to property inside the District	0.00%
Benefit to the public at large	10.00%
Total General Benefit	36.94%

Source of Contributions from Other Funds

The general benefit of 36.94% must be funded by sources other than the Assessment. The City of Pleasanton satisfies this requirement through the following in-kind, non-monetary contributions to the Assessment District.

The City of Pleasanton owns, maintains, rehabilitates, and replaces the curb and gutter along the border of the Assessment District. This infrastructure serves to support and contain the Improvements and manage irrigation flow. The contribution from the City toward the maintenance, rehabilitation, and replacement of curb and gutter is conservatively estimated at 10%. In other words, if the Assessment District were required to construct and maintain the local curb and gutter, the budget would increase by at least 10%.

The City of Pleasanton owns and maintains a storm drainage system along the border of the Assessment District. This system serves to prevent flooding and manage urban runoff from the Improvements. The contribution from the City toward the maintenance, rehabilitation, and replacement of the local storm drainage system is conservatively estimated at 10%.

The City of Pleasanton owns and maintains local public streets throughout the Assessment District. These streets provide access to the Improvements for their enjoyment and efficient maintenance. The contribution from the City toward the maintenance, rehabilitation, and replacement of local public streets is conservatively estimated at 10%.

The City of Pleasanton owns and maintains the open space area directly behind the Ventana Hills neighborhood, including eucalyptus trees and associated vegetation, which was excluded from the Bonde Ranch assessment area in 2017 and incorporated into the Bonde Ranch Open Space. Prior to that exclusion, maintenance of this area was the financial responsibility of the District. The City's ongoing maintenance of this open space reduces the annual cost burden on the Assessment District and provides a continuing in-kind contribution toward the general benefit requirement. This contribution is conservatively estimated at 5%.

The City of Pleasanton maintains street lighting within the Assessment District. Street lighting was included as a District obligation in the original 1993 formation documents and the City has absorbed this obligation. The contribution from the City toward the maintenance, rehabilitation, and replacement of street lights is conservatively estimated at 5%.

The value of the initial Improvements constructed by the Developer can be quantified and monetized as an annuity to be amortized. Since the initial Improvements were performed and paid for by non-assessment funds, this annuity is conservatively estimated to contribute 20% toward the general benefit requirement.

In addition to the infrastructure contributions described above, the City of Pleasanton provides ongoing staff support for the administration of the Assessment District that is not reimbursed through the assessment and is not included in the percentage estimates above. The City's Landscape Architect dedicates time throughout the year to the preparation of bid documents, contractor selection and monitoring, property owner inquiries, site inspections, coordination with other City departments, and general district administration. The City administration fee collected through the assessment is \$1,800 per year. The value of the City Landscape Architect's time dedicated to the Assessment District exceeds this amount, meaning the City absorbs the difference as a further in-kind contribution toward the general benefit requirement. This unreimbursed staff time represents an ongoing financial contribution by the City to the Assessment District that is separate from and in addition to the infrastructure contributions described above, and further demonstrates that the City's total contributions to the District more than satisfy the general benefit requirement.

In total, the City of Pleasanton's in-kind contributions represent 50% of the total district cost, which more than satisfies the 36.94% general benefit requirement.

Table 5 – City In-Kind General Benefit Contributions

City In-Kind Contribution	Percentage
Curb and gutter maintenance, rehabilitation, and replacement	10.0%
Storm drainage system maintenance, rehabilitation, and replacement	10.0%
Local public streets maintenance, rehabilitation, and replacement	10.0%
Maintenance, rehabilitation, and replacement of property directly behind Ventana Hills neighborhood	10.0%
Amortized value of initial Improvements constructed by Developer	20.0%
Total City In-Kind Contributions	60.0%

Zones of Benefit

Bonde Ranch Landscape Maintenance District 2026-2 was formed to provide a funding source for the maintenance and services of landscaping improvements within the boundaries of the Assessment District. The boundaries of the Assessment District have been narrowly drawn to include only properties that will specially benefit from the maintenance and services and would receive a declining level of service if the Assessments were not approved.

The SVTA decision indicates:

In a well-drawn district — limited to only parcels receiving special benefits from the improvement — every parcel within that district receives a shared special benefit. Under section 2, subdivision (i), these benefits can be construed as being general benefits since they are not “particular and distinct” and are not “over and above” the benefits received by other properties “located in the district.”

We do not believe that the voters intended to invalidate an assessment district that is narrowly drawn to include only properties directly benefiting from an improvement. Indeed, the ballot materials reflect otherwise. Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g., general enhancement of the district’s property values).

The Engineer determined that, based on proximity to the Improvements and the nature of the benefits received, the Assessment District shall consist of two zones of benefit: Zone A and Zone B.

Zone A includes all residential parcels that are directly adjacent to and immediately proximate to the LMD landscape maintenance areas and fuel transition zones. These parcels receive the full set of special benefits from all categories of Improvements, including direct proximity and access to landscaped areas, improved views, the maximum degree of wildland fire risk reduction, and lot creation.

Zone B includes residential parcels located across Bernal Avenue and at greater distance from the LMD maintenance areas. While Zone B parcels receive the lot creation benefit and some proximity, views, and landscaping benefit, they receive a substantially reduced wildland fire risk reduction benefit due to their greater distance from the maintained fuel transition zones. The CAL FIRE hazard mapping confirms that most Zone B parcels lie outside the Moderate Fire Hazard Severity Zone, with only a small number of parcels at the northeastern edge of Zone B falling within the designated zone. Even for those parcels, the direct protective effect of the District's fuel management activities is materially reduced at that distance compared to Zone A.

The relative benefit scores for each zone, weighted by the benefit factors established in this Report, are shown in Table 6 below.

Table 6 - Relative Benefit Levels by Zone

Zone	Creation of Lots	Views/Decorative Landscaping/Access	Wildland Fire Risk Reduction	Weighted Score	Normalized Score
Relative Weight	10%	20%	70%		
Zone A Score (1-10)	10	10	10	10	100%
Zone B Score (1-10)	10	10	2	4.4	44%

Method of Assessment

The assessments are apportioned to properties within the Assessment District in proportion to the relative special benefit each property receives from the Improvements. As established in the Zones of Benefit section, the Assessment District consists of two zones reflecting materially different levels of special benefit. Zone A parcels receive a normalized benefit score of 100% and Zone B parcels receive a normalized benefit score of 44%, based on the weighted benefit factor analysis in Table 6. This zone differential is the primary basis for the difference in assessment rates between Zone A and Zone B.

Within each zone, assessments are further apportioned on the basis of Single-Family Equivalents (SFE). The SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing a fair and appropriate basis for apportionment. For the purposes of this Engineer's Report, all properties are designated an SFE value representing each property's relative benefit in relation to a single-family home on one parcel. The benchmark property is the single-family detached dwelling, which equals one Single-Family Equivalent or one SFE.

The special benefits conferred by the Assessments are benefits to property and are not based on a specific property owner's use of the Improvements, occupancy of the property, or demographic status. The method of apportionment is further described below.

Residential Properties

In the Assessment District, there is only one type of residential property present: the single-family home. Other types of residential property, such as multifamily, apartments and condominiums, are not present. Furthermore, the property in the Assessment District is fully developed, has been stable since its original development in the late 1990s, and is zoned such that a change in that dominate land use is not expected in the future. As a result, there is no need for a detailed analysis of population densities to determine relative benefit for other types of residential properties. Each single-family residential property is assigned one SFE.

Other Properties

Article XIIID stipulates that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

The City of Pleasanton owns a parcel with a very large water tank and associated critical infrastructure used to supply water for domestic use and fire protection. This critical infrastructure receives significant special benefit from District services supporting reduced wildland fire risk and potential damage and is assigned 2 SFEs.

Miscellaneous, public right-of-way parcels, , limited access open space parcels, watershed parcels and common area parcels typically do not generate employees, residents, customers, or guests. Moreover, many of these parcels have limited economic value and, therefore, do not benefit from specific enhancement of property value. Such parcels are, therefore, not specially benefited and are not assessed.

Table 7 - Assessment Rate Determination by Estimate of Costs

Zone	No. Parcels	SFE Factor	Total SFEs	Annual Assessment Rate	Total Assessment
Zone A SFR	64	1.00	64.00	\$633.03	\$40,514
Zone A Water Tank	1	2.00	2.00	\$633.03	\$1,266
Zone B SFR	38	0.44	16.72	\$278.53	\$10,584
TOTAL	103		82.72		\$52,364

Consumer Price Index Adjustments

The maximum assessment rate within the Assessment District may be increased by an amount equal to the annual change in the San Francisco Bay Area Consumer Price Index (“CPI”), not to exceed 3%. In the event that the actual assessment rate for any given year is not increased by an amount equal to the CPI change, any such deferred assessment increase may be added to the total amount assessed in any subsequent year. In such event, the maximum authorized assessment amount shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years.

Government Code § 53759.1 and 53759.2

AB 2257, effective January 1, 2025, is codified at Government Code Sections 53759.1 and 53759.2 and establishes an exhaustion of administrative remedies framework applicable to Proposition 218 property-related fees and assessments.

Government Code Section 53759.1 authorizes public agencies to implement an exhaustion of administrative remedies requirement in connection with a proposed Proposition 218 property-related fee or assessment. Where a local agency complies with the requirements of that section, property owners are required to submit a written objection during the ratemaking process by a specified deadline, no less than 45 days after mailing of the Proposition 218 notice, and are prohibited from challenging the fee or assessment in litigation if they did not submit a timely written objection. The agency is required to prepare written responses to timely submitted objections and present them to the governing body, which must make certain specified determinations prior to the close of the Proposition 218 protest hearing. This process runs concurrently with the Proposition 218 timeline and does not affect a property owner's right to submit a protest pursuant to Proposition 218.

Government Code Section 53759.2 specifies the scope of judicial review of the administrative record of the underlying ratemaking proceeding where the local agency complied with Section 53759.1 in adopting the fee or assessment being challenged.

The City of Pleasanton has implemented the requirements of Government Code Section 53759.1 through Ordinance No. 2292, codified at Pleasanton Municipal Code Section 1.04.120. The City intends to comply fully with Government Code Section 53759.1 with respect to the proposed Assessment. Property owners will be informed of the deadline and process to submit a written objection, and all other dates and requirements related to the City's compliance with this provision, in the ballot notice mailed pursuant to Proposition 218.

Assessment Statement

The City Council of the City of Pleasanton, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively “the Act”), directed the formation of the Bonde Ranch Landscape Maintenance District 2026-2, which replaces the Bonde Ranch Landscape Maintenance District 1993-2;

The Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment District and an assessment of the estimated costs of the maintenance and services upon all assessable parcels within the Assessment District;

The undersigned, by virtue of the power vested in me under the Act and the order of the City Council of the City of Pleasanton, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance and services, and the costs and expenses incidental thereto to be paid by the Assessment District.

The amount to be paid for said Improvements and the expenses incidental thereto, to be paid by the Bonde Ranch Landscape Maintenance District 2026-2 for Fiscal Year 2026-27 is generally as follows:

Table 8 – Summary of Combined Cost Estimate

Budget Item	Budgeted Cost
Installation, Maintenance & Servicing Costs	\$47,195
Incidental and Administration Costs	\$5,169
Total Budget	\$52,364

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Bonde Ranch Landscape Maintenance District 2026-2. The distinctive number of each parcel or lot of land in the Assessment is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion the net amount of the cost and expenses of the improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the City of Pleasanton, Bonde Ranch Landscape Maintenance District 2026-2, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment is made upon the parcels or lots of land within the Bonde Ranch Landscape Maintenance District 2026-2 in proportion to the special benefits to be received by the parcels or lots of land, from the improvements.

The assessment is subject to an annual adjustment tied to the Consumer Price Index for the San Francisco Bay Area as of December of each succeeding year (the CPI). In the event that the actual assessment rate for any given year is not increased by an amount equal to the CPI change, any such deferred assessment increase may be added to the total amount assessed in any subsequent year. In such event, the maximum authorized assessment amount shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for Fiscal Year 2026-27. For a more particular description of the property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for Fiscal Year 2026-27 for each parcel or lot of land within the Bonde Ranch Landscape Maintenance District 2026-2.

Dated: April 21, 2026

Engineer of Work

By _____
John W. Bliss, License No. C052091

Assessment Diagram

The boundaries of the Bonde Ranch Landscape Maintenance District 2026-2 in the City of Pleasanton, Alameda County, California, are displayed on the following Assessment Diagram.



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, CALIFORNIA, THIS _____ DAY OF _____, 202__.

CITY CLERK

RECORDED IN THE OFFICE OF CITY CLERK OF THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, CALIFORNIA THIS _____ DAY OF _____, 202__.

CITY CLERK

Note: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF ALAMEDA FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCEL SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE CITY OF PLEASANTON COUNTY OF ALAMEDA ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 202__ FOR THE FISCAL YEAR 20__ - __ AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR-CONTROLLER OF THE COUNTY OF ALAMEDA ON THE _____ DAY OF _____, 202__. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

CITY CLERK

FILED THIS _____ DAY OF _____, 202__ AT THE HOUR OF _____ O'CLOCK __M. IN THE OFFICE OF THE COUNTY TAX COLLECTOR OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY COUNCIL OF THE CITY OF PLEASANTON.

COUNTY TAX COLLECTOR, COUNTY OF ALAMEDA

SCI Consulting Group
4745 Mangels Blvd
Fairfield, CA 94534
707-430-4300

**City of Pleasanton
Bonde Ranch Landscape Maintenance District 2026-02
Assessment Diagram**

Assessment Roll

An Assessment Roll (a listing of all parcels assessed within the Bonde Ranch Landscape Maintenance District 2026-2 and the amount of the assessment) has been filed with the City Clerk and is, by reference, made part of this report and will be available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern for all details concerning the description of the lots or parcels.

**CITY OF PLEASANTON
 BONDE RANCH LANDSCAPE MAINTENANCE DISTRICT NO 2026-2
 2026-27 PROPOSED ASSESSMENT ROLL**

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
1	948-0019-39	\$622.27	\$10.76	\$633.03
2	948-0019-40	\$622.27	\$10.76	\$633.03
3	948-0018-04	\$622.27	\$10.76	\$633.03
4	948-0018-05	\$622.27	\$10.76	\$633.03
5	948-0018-06	\$622.27	\$10.76	\$633.03
6	948-0018-08	\$622.27	\$10.76	\$633.03
7	948-0018-09	\$622.27	\$10.76	\$633.03
8	948-0018-10-1	\$622.27	\$10.76	\$633.03
9C	948-0018-11-2	\$622.27	\$10.76	\$633.03
11	946-2542-79	\$273.79	\$4.74	\$278.53
12	946-2542-80	\$273.79	\$4.74	\$278.53
13	946-2542-81	\$273.79	\$4.74	\$278.53
14	946-2542-82	\$273.79	\$4.74	\$278.53
15	946-2542-83	\$273.79	\$4.74	\$278.53
16	946-2542-84	\$273.79	\$4.74	\$278.53
17	946-2542-85-3	\$273.79	\$4.74	\$278.53
18C	946-2542-86-5	\$273.79	\$4.74	\$278.53
19	946-2542-87-3	\$273.79	\$4.74	\$278.53
20	946-2542-88-2	\$273.79	\$4.74	\$278.53
21	946-2542-89-3	\$273.79	\$4.74	\$278.53
22	946-2542-90	\$273.79	\$4.74	\$278.53
23	946-2550-38	\$273.79	\$4.74	\$278.53
24	946-2550-39	\$273.79	\$4.74	\$278.53
25	946-2550-40	\$273.79	\$4.74	\$278.53
26	946-2550-41	\$273.79	\$4.74	\$278.53
27	946-2550-42	\$273.79	\$4.74	\$278.53
28	946-2542-69	\$273.79	\$4.74	\$278.53
29	946-2542-68	\$273.79	\$4.74	\$278.53
30	946-2542-67	\$273.79	\$4.74	\$278.53
31	946-2542-66	\$273.79	\$4.74	\$278.53
32	946-2542-65	\$273.79	\$4.74	\$278.53
33	946-2542-64	\$273.79	\$4.74	\$278.53
34	946-2542-63	\$273.79	\$4.74	\$278.53
35	946-2542-62	\$273.79	\$4.74	\$278.53
36	946-2542-61	\$273.79	\$4.74	\$278.53
37	946-2542-60	\$273.79	\$4.74	\$278.53
38C	946-2542-59	\$273.79	\$4.74	\$278.53

**CITY OF PLEASANTON
 BONDE RANCH LANDSCAPE MAINTENANCE DISTRICT NO 2026-2
 2026-27 PROPOSED ASSESSMENT ROLL**

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
39	946-2542-58	\$273.79	\$4.74	\$278.53
40	946-2542-78	\$273.79	\$4.74	\$278.53
41	946-2542-77	\$273.79	\$4.74	\$278.53
42	946-2542-76	\$273.79	\$4.74	\$278.53
43	946-2542-75	\$273.79	\$4.74	\$278.53
44	946-2542-74	\$273.79	\$4.74	\$278.53
45	946-2542-73	\$273.79	\$4.74	\$278.53
46	946-2542-72	\$273.79	\$4.74	\$278.53
47	946-2542-71	\$273.79	\$4.74	\$278.53
48	946-2542-70	\$273.79	\$4.74	\$278.53
49	948-0019-03	\$622.27	\$10.76	\$633.03
50	948-0019-04	\$622.27	\$10.76	\$633.03
51	948-0019-05	\$622.27	\$10.76	\$633.03
52	948-0019-06	\$622.27	\$10.76	\$633.03
53	948-0019-07	\$622.27	\$10.76	\$633.03
54	948-0019-08	\$622.27	\$10.76	\$633.03
55	948-0019-09	\$622.27	\$10.76	\$633.03
56	948-0019-10	\$622.27	\$10.76	\$633.03
57	948-0019-11	\$622.27	\$10.76	\$633.03
58C	948-0005-29	\$622.27	\$10.76	\$633.03
59	948-0005-30	\$622.27	\$10.76	\$633.03
60	948-0005-31	\$622.27	\$10.76	\$633.03
61	948-0005-32	\$622.27	\$10.76	\$633.03
62	948-0005-33	\$622.27	\$10.76	\$633.03
63	948-0005-34	\$622.27	\$10.76	\$633.03
64	948-0005-35	\$622.27	\$10.76	\$633.03
65	948-0005-36	\$622.27	\$10.76	\$633.03
66	948-0005-37	\$622.27	\$10.76	\$633.03
67	948-0005-38	\$622.27	\$10.76	\$633.03
68	948-0005-39	\$622.27	\$10.76	\$633.03
69	948-0005-40	\$622.27	\$10.76	\$633.03
70	948-0005-41	\$622.27	\$10.76	\$633.03
71	948-0019-14	\$622.27	\$10.76	\$633.03
72	948-0019-15	\$622.27	\$10.76	\$633.03
73	948-0019-16	\$622.27	\$10.76	\$633.03
74	948-0019-17	\$622.27	\$10.76	\$633.03
75	948-0019-18	\$622.27	\$10.76	\$633.03
76	948-0019-19	\$622.27	\$10.76	\$633.03

**CITY OF PLEASANTON
 BONDE RANCH LANDSCAPE MAINTENANCE DISTRICT NO 2026-2
 2026-27 PROPOSED ASSESSMENT ROLL**

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
77	948-0019-20	\$622.27	\$10.76	\$633.03
78	948-0019-21	\$622.27	\$10.76	\$633.03
79	948-0019-22	\$622.27	\$10.76	\$633.03
80	948-0019-23	\$622.27	\$10.76	\$633.03
81	948-0019-25	\$622.27	\$10.76	\$633.03
82	948-0019-26	\$622.27	\$10.76	\$633.03
83	948-0019-27	\$622.27	\$10.76	\$633.03
84	948-0019-28	\$622.27	\$10.76	\$633.03
85	948-0019-29	\$622.27	\$10.76	\$633.03
86	948-0019-30	\$622.27	\$10.76	\$633.03
87	948-0019-32	\$622.27	\$10.76	\$633.03
88	948-0019-33	\$622.27	\$10.76	\$633.03
89	948-0019-34	\$622.27	\$10.76	\$633.03
90	948-0019-35	\$622.27	\$10.76	\$633.03
91	948-0019-36	\$622.27	\$10.76	\$633.03
92	948-0019-37	\$622.27	\$10.76	\$633.03
93	948-0019-38	\$622.27	\$10.76	\$633.03
M1	948-0018-16	\$622.27	\$10.76	\$633.03
M2	948-0018-17	\$622.27	\$10.76	\$633.03
M3	948-0018-18	\$622.27	\$10.76	\$633.03
M4	948-0018-19	\$622.27	\$10.76	\$633.03
M5	948-0018-20	\$622.27	\$10.76	\$633.03
M6	948-0018-21	\$622.27	\$10.76	\$633.03
M7	948-0018-22	\$622.27	\$10.76	\$633.03
M8	948-0018-23	\$622.27	\$10.76	\$633.03
M9	948-0018-24	\$622.27	\$10.76	\$633.03
M10	948-0018-25	\$622.27	\$10.76	\$633.03
CITY	948-0014-1-39	\$1,266.06		\$1,266.06
103	TOTAL ASSESSMENTS:	\$51,495.45	\$868.67	\$52,364.12

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
ADOPTING PROPOSITION 218 ASSESSMENT BALLOT PROCEEDINGS
PROCEDURES FOR THE PROPOSED FORMATION OF BONDE RANCH
LANDSCAPE MAINTENANCE DISTRICT 2026-2**

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Articles XIIC and XIID to the California Constitution; and

WHEREAS, Article XIID of the California Constitution impose certain procedural and substantive requirements relating to assessments (as defined); and

WHEREAS, the City of Pleasanton ("City") believes it to be in the best interest of the City and its property owners to confirm and memorialize the City's procedures and guidelines regarding implementation of the provisions of Proposition 218 and pertinent statutes relating to assessments.

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

SECTION 1. Statement of Legislative Intent. In adopting this resolution, it is the City Council's intent to adopt assessment ballot proceedings which are consistent and in compliance with Articles XIIC and XIID of the California Constitution, Government Code Sections 53750 through 53754, and Government Code Sections 53759.1 and 53759.2 (AB 2257). It is not the intent of the City Council to vary in any way from the requirements of either the California Constitution or the laws of the State of California. If there is any inconsistency between a provision of this resolution and state law, state law will govern.

SECTION 2. Definition of Assessment. Proposition 218 defines "assessment" as "any levy or charge by an agency upon real property that is based upon the special benefit conferred upon the real property by a public improvement or services, that is imposed to pay the capital cost of the public improvement, the maintenance and operation expenses of the public improvement or the cost of the service being provided." "Assessment" includes, but is not limited to, "special assessment," "benefit assessment," "maintenance assessment," and "special assessment tax."

SECTION 3. Assessment Ballot Proceeding. The following procedures shall be used in an assessment ballot proceeding that follows the requirements of California Constitution Article XIID, Section 4:

- A. **Amount of Assessment.** Only special benefits are assessable. The amount of the assessment shall be each identified parcel's proportionate share of the cost of the additional landscape maintenance improvements and services based upon that parcel's special benefit from the improvements and services. The amount shall be proportional to and no greater than the special benefits conferred on the property.
- B. **Engineer's Report.** The City Council has directed the preparation and filing of an engineer's report that shall comply with the applicable state statute authorizing the assessment and with Article XIID, Section 4, of the California Constitution. The engineer's report shall explain the special benefits conferred by the improvements

funded by the assessments. The engineer's report shall also provide the evidence upon which the City Council may find that a special benefit exists. If the improvement or service confers a general benefit, the engineer's report shall describe the general benefit and an alternative funding source for any general benefits. The engineer's report shall be prepared by a registered professional engineer certified by the State of California ("Assessment Engineer"). The cost of preparing the engineer's report shall be included as a cost of the assessment.

C. **Notice.** The following guidelines shall apply to giving notice of the proposed assessment:

1. The record owner(s) of each parcel to be assessed shall be determined from the last equalized property tax roll. If the property tax roll indicates more than one owner, each owner shall receive notice. Only property owners shall receive notice.
2. The notice shall be sent at least forty-five (45) days prior to the date set for the public hearing on the assessment.
3. The notice provided by this section shall contain the following information:
 - a. The total amount to be assessed for the entire assessment district;
 - b. The amount to be assessed to the owner's particular parcel;
 - c. The duration of the payments;
 - d. The reason for the assessment;
 - e. The basis upon which the amount of the proposed assessment was calculated;
 - f. The date, time, and location of the public hearing on the proposed assessment;
 - g. A summary of the procedures for the completion, return, and tabulation of the assessment ballots;
 - h. A disclosure statement that the existence of a majority protest will result in the assessment not being imposed; and
 - i. A ballot to be completed by the owner, as further described in Section D of this resolution.
4. The notice provided by this section and in accordance with Government Code Sections 53753(b) and (c) shall supersede and be in lieu of any other statutes requiring notice to levy or increase an assessment, including but not limited to the notice required by the state statute authorizing the assessment and Government Code section 54954.6.
5. Failure of any person to receive notice shall not invalidate the proceedings.
6. The cost of providing notice shall be included as a cost of the assessment.

D. **Assessment Ballot.** The following guidelines shall apply to the assessment ballot:

1. The ballot required by Article XIID, Section 4(d), of the California Constitution shall be mailed to all property owners of record subject to the proposed assessment at least forty-five (45) days prior to the date of the public hearing on the proposed assessment. This ballot shall comply with Government Code Sections 53753(b) and

- (c). The ballot shall be designed in such a way that, once sealed, its contents are concealed.
2. All ballots must be returned either by mail or by hand delivery, not later than the close of the public input portion of the public hearing. Mailed ballots must be returned to the City Clerk, City of Pleasanton, PO Box 520, Pleasanton, CA 94566. Ballots may also be hand-delivered to the City Clerk at City Hall, 123 Main Street, Pleasanton, CA 94566, during normal business hours, or submitted in person at the public hearing on July 21, 2026, at 7:00 p.m., City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California. Ballots must be received by the City Clerk by the close of the public input portion of the public hearing. Postmarks shall not constitute timely receipt. The City Clerk (the "Tabulator") shall tabulate the ballots at the conclusion of the public input portion of the public hearing after the final call for ballots.
 3. Each ballot must be signed under penalty of perjury. In the event that more than one of the record owners of a parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the parcel shall be allocated to each ballot submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown on the record, as established to the satisfaction of the City Council or Assessment Engineer by documentation provided by the record owners. If two or more persons own a parcel subject to the assessment, any one owner may cast an assessment ballot for all owners.
 4. If a parcel has multiple owners, any owner may request a proportional assessment ballot. If the ownership interest of the owner is not shown on the last equalized secured property tax assessment roll, such request must include evidence, satisfactory to the City, of the owner's proportional rights in the parcel. The Assessment Engineer will provide the proportional ballot to the owner at the address shown on the assessment roll. Any request for a ballot to be mailed to another location must include evidence, satisfactory to the City, of the identity of the person requesting the ballot. Each proportional ballot will be marked to identify it as a proportional ballot and to indicate the owner's proportional rights in the parcel. The Assessment Engineer will keep a record of each proportional ballot provided to an owner.
 5. The City will only accept official ballots mailed or otherwise provided to owners by the Assessment Engineer. No facsimile, electronic, mechanically duplicated, copied, or other unofficial ballot will be accepted.
 6. If an assessment ballot is lost, withdrawn, destroyed, or never received, the Assessment Engineer will mail or otherwise provide a replacement ballot to the owner upon receipt of a request delivered to the City or the Assessment Engineer. The replacement ballot will be marked to identify it as a replacement ballot or a replacement proportional ballot. Any request for a replacement ballot to be mailed to another location must include evidence, satisfactory to the City or the Assessment Engineer, of the identity of the person requesting the ballot.
 7. If an assessment ballot is returned by the United States Post Office as undeliverable, the Assessment Engineer may mail a redelivered ballot to the current property owner

if updated ownership or owner mailing address can be determined. The redelivered ballot will be marked to identify it as a redelivered ballot.

8. An assessment ballot proceeding is not an election or voting for purposes of Article II of the California Constitution or of the Elections Code.
9. An assessment ballot is a disclosable “public record” as that phrase is defined by Government Code Section 6252, during and after tabulation of the ballots.
10. The California Government Code requires that assessment ballots be signed by property owners. However, property owner names and corresponding votes will remain strictly confidential, except as necessary to count the votes or as disclosure is required by California law.
11. To complete an assessment ballot, the owner of the parcel or his, her, or their authorized representative must (1) mark the appropriate oval supporting or opposing the proposed assessment and (2) sign, under penalty of perjury, the statement on the ballot that the person completing the ballot is the owner of the parcel or the owner's authorized representative. Only one oval may be stamped or marked on each ballot. All incomplete or improperly marked ballots shall be disqualified from balloting. The Tabulator will retain all such invalid ballots.
12. After returning an assessment ballot to the City, the person who signed the ballot may withdraw the ballot by submitting a written statement to the City directing the City to withdraw the ballot. Such statement must be received by the City or the Tabulator prior to the close of the public input portion of the public hearing. When ballots are tabulated, the Tabulator will segregate withdrawn ballots from all other returned ballots and will indicate on the face of such withdrawn ballots that they have been withdrawn.
13. In order to change the contents of a ballot that has been submitted, the person who signed that ballot may: (1) request that such ballot be withdrawn; (2) request that a replacement ballot be issued; and (3) return the replacement ballot fully completed. Each of these steps must be completed according to the procedures set forth above.

E. **Tabulating Ballots.** The following guidelines shall apply to tabulating assessment ballots:

1. Assessment ballots shall remain sealed until tabulation commences.
2. The Tabulator shall tabulate the assessment ballots. The Tabulator shall follow the rules and procedures of the laws of the State of California, this resolution, and any other rules and procedures of the City Council. If the Tabulator needs clarification, the City Council is the final arbiter. All ballots shall be accepted as valid except those in the following categories:
 - a. A photocopy of a ballot, a letter or other form of a ballot that is not an official ballot provided by the District or the Assessment Engineer on behalf of the District;
 - b. An unsigned ballot, or ballot signed by an unauthorized individual;

- c. A ballot which lacks an identifiable mark in the oval for a “yes” or “no” vote or with more than one oval marked, will not be counted;
 - d. A ballot which appears tampered with or otherwise invalid based upon its appearance or method of delivery or other circumstances;
 - e. A ballot for which the barcode representing the parcel number is damaged or obstructed, unless the parcel number or property ownership information is legible and allows the Tabulator to clearly determine the property(s) identified on the ballot; and
 - f. A ballot received after the close of the balloting time period.
3. The Tabulator’s decision, after consultation with the City’s legal counsel, that a ballot is invalid shall be final and may not be appealed to the City Council.
 4. If more than one of the record owners of a parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the parcel shall be allocated to each ballot in proportion to the respective record ownership interests, as shown on the record or as established to the City’s satisfaction by documentation provided by the record owners.
 5. In the event of a dispute regarding whether the signer of a ballot is the owner of the parcel to which the ballot applies, the City Council will make such determination from the official County Assessor records and any evidence of ownership submitted to the City Council prior to the conclusion of the public hearing. The City Council will be under no duty to obtain or consider any other evidence as to ownership of property, and its determination of ownership will be final and conclusive.
 6. In the event of a dispute regarding whether the signer of a ballot is an authorized representative of the owner of the parcel, the City Council may rely on the statement on the ballot signed under penalty of perjury and any evidence submitted prior to the conclusion of the public hearing. The City Council will be under no duty to obtain or consider any other evidence as to whether the signer of the ballot is an authorized representative of the owner, and its determination will be final and conclusive.
 7. A property owner who has submitted an assessment ballot may withdraw the ballot and submit a new or changed ballot up until the conclusion of the public input portion of the public hearing on the assessment.
 8. A property owner’s failure to receive an assessment ballot shall not invalidate the proceedings conducted under this section and Article XIID, Section 4, of the California Constitution.
 9. The City shall retain all ballots for a period of two (2) years from the date of the public hearing.
- F. **Public Hearing.** The following guidelines shall apply to the public hearing:
1. The public hearing for the proposed assessment shall be held on Tuesday, July 21, 2026, at 7:00 p.m. at City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California. At the public hearing, the City Council shall hear all public testimony, written objections, and protests regarding the proposed assessment and accept ballots until the close of the public input portion of the public hearing, including

consideration of any timely written objections to the assessment received and the City's written response thereto pursuant to Government Code Sections 53759.1 and 53759.2. The City Council will determine whether any of the following are warranted following consideration of all public testimony, objections, and protests:

- a. Whether the written objections and the agency's response warrant clarifications to the proposed fee or assessment.
 - b. Whether to reduce the proposed fee or assessment.
 - c. Whether to further review before making a determination on whether clarification or reduction is needed.
 - d. Whether to proceed with the protest hearing or ballot tabulation hearing required under Section 4 of Article XIII D of the California Constitution.
2. Reasonable time limits may be imposed on both the length of the entire hearing and the length of each speaker's testimony.
 3. At the conclusion of the public input portion of the hearing, the Tabulator shall begin tabulation of the ballots at the direction of the City Council, including those received during the public hearing.
 4. If it is not possible to tabulate the ballots on the day of the public hearing, or if additional time is necessary for public testimony, the City Council may continue the public hearing to a later date to receive additional testimony, information, or to finish tabulating the ballots.
 5. If, according to the final tabulation of the ballots, ballots submitted against the assessment exceed the ballots submitted in favor of the assessment, weighted according to the proportional financial obligation of the affected property, a "majority protest" exists and the City Council shall not impose the assessment.

SECTION 4. Written Objections and Exhaustion of Administrative Remedies (Pleasanton Municipal Code Section 1.04.120; Ordinance No. 2292). The following procedures implement Pleasanton Municipal Code Section 1.04.120 and Government Code Sections 53759.1 and 53759.2:

- A. **City Obligations — Making Assessment Available.** Concurrently with mailing the ballot package, the City shall: (1) make the proposed assessment available to the public no less than 45 days before the deadline for submitting written objections; (2) post on its website the written basis for the proposed assessment, including the Engineer's Report, Resolution of Initiation, and Resolution of Intention, and include a link to those materials in the public hearing notice; and (3) make the Engineer's Report and written basis available by mail to any ratepayer or property owner upon request.
- B. **Submission of Timely Written Objections.** A record owner may submit a written objection to the proposed assessment to the City Clerk, City of Pleasanton, 123 Main St, Pleasanton, CA 94566 (by mail, email, fax, or personal delivery), at any time during the a 45-day review period and up through the end of the public comment portion of the public hearing on July 21, 2026. In order for a written objection to be timely and legally sufficient under Pleasanton Municipal Code Section 1.04.120, the objection must: (1) be in writing; (2) identify the name of the record owner and the street address or assessor's parcel number of the affected property, and be signed by the record owner; and (3)

specify the grounds for alleging the proposed assessment does not comply with Proposition 218 or other applicable law, identifying the substantive requirement alleged to be violated and the factual basis for the claim. A written objection that does not specify such grounds is not legally sufficient.

- C. **City Council Consideration and Written Response.** Before or during the public hearing, the City Council shall consider, and the City shall respond in writing to, any timely written objections received. The City's written response shall explain the substantive basis for retaining or altering the proposed assessment in response to the written objections, including any reasons to reject requested amendments. The City Council may adjourn the hearing to another date if necessary to respond to comments received after the agenda is posted. Following consideration of timely written objections and the City's written responses, the City Council shall exercise its legislative discretion and determine whether: (1) the written objections and the City's response warrant clarifications to the proposed assessment; (2) to reduce the proposed assessment; (3) further review of the proposed assessment is needed before determining whether clarification or reduction is warranted; or (4) to proceed with, continue, or abandon the proposed assessment. Following these determinations, the City Council shall determine whether to proceed with tabulating assessment ballots.
- D. **Bar to Legal Proceedings.** In accordance with Pleasanton Municipal Code Section 1.04.120(C), no person may bring a judicial action or proceeding alleging noncompliance with the California Constitution or other applicable law for the proposed assessment unless that person submitted to the City Clerk a timely written objection specifying the grounds for alleging noncompliance. The issues raised in any such action shall be limited to those raised in such a written objection, unless a court finds the issue could not have been raised in such an objection by those exercising reasonable diligence.
- E. **Public Record.** Any submitted written objection shall be a public record subject to disclosure under the California Public Records Act (Government Code Section 7920.000 et seq.).

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on May 5, 2026.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of May 2026 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

May 5, 2026
Human Resources

TITLE: INTRODUCTION OF PROPOSED MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLEASANTON AND THE PLEASANTON POLICE OFFICERS' ASSOCIATION WITH TERM ENDING MAY 31, 2029

SUMMARY

The Memorandum of Understanding (MOU) between the City of Pleasanton and the Pleasanton Police Officers' Association (PPOA) expires on May 31, 2026. Representatives from PPOA and the City of Pleasanton met and conferred in good faith and have agreed on terms for a successor agreement. The City's practice is to introduce the key elements of the proposed MOU, receive public input, and allow open discussion before adopting the agreement at the next public meeting.

RECOMMENDATION

Introduction of proposed Memorandum of Understanding between the City of Pleasanton and the Pleasanton Police Officers' Association with term ending May 31, 2029. It is recommended that the City Council obtain public input and receive comments on the key elements of the tentative agreement negotiated between the Pleasanton Police Officers' Association (PPOA) and the City of Pleasanton. This matter will be included in the agenda for the May 19, 2026, meeting for approval.

BACKGROUND

The Pleasanton Police Officers' Association membership includes 74 of the City's sworn law enforcement personnel. The group comprises 13 police sergeants and 61 police officers. The current Memorandum of Understanding (MOU) covering PPOA members is for the period June 1, 2023, through May 31, 2026.

On March 4, 2026, representatives of the City and PPOA began the meet-and-confer process regarding terms and conditions of employment to endeavor to reach an agreement on a successor MOU. The parties met five times to discuss the terms and developed a proposed initial agreement with a term ending on May 31, 2029.

DISCUSSION

In accordance with the Meyers-Milias-Brown Act, the parties are required to meet and confer in good faith over items covered within the scope of representation, including wages, hours, and other terms and conditions of employment.

A recent compensation study showed that the classifications represented in this bargaining unit were below market levels for comparable agencies. In addition, other local agencies have offered other notable incentive pay to recruit and retain staff. These actions underscore the increasingly competitive market where attracting and retaining qualified personnel has become challenging due to limited candidate availability and high demand. To ensure the City remains

competitive, general wage increases and incentives are necessary to address evolving public safety staffing challenges and keep pace with market conditions.

The significant results of the negotiations include:

1. **Term of Agreement:** The term of the proposed agreement is three years, effective as of June 1, 2026, with an expiration date of May 31, 2029.
2. **General Wage Increases:**
 - Effective the first full pay period on or after June 1, 2026 (June 6, 2026), the salary ranges shall be increased by three percent (3%).
 - Effective the first full pay period on or after June 1, 2027 (June 5, 2027), the salary ranges shall be increased by three and one-half percent (3.5%).
 - Effective the first full pay period on or after June 1, 2028 (June 3, 2028), the salary ranges shall be increased by four percent (4%).
3. **Longevity Pay:** Longevity Pay will replace the Career Incentive Program as follows:
 - Effective the first full pay period following June 1, 2026 (June 6, 2026), employees shall be eligible for two percent (2%) Longevity Pay beginning the first full pay period following the completion of 8 years of sworn peace officer service (minimum of two (2) years with Pleasanton), and four percent (4%) Longevity Pay beginning the first full pay period following the completion of 12 years of sworn peace officer service (minimum of four (4) years with Pleasanton).
 - Effective the first full pay period following June 1, 2028 (June 3, 2028), employees shall be eligible for three percent (3%) Longevity Pay beginning the first full pay period following the completion of 8 years of sworn peace officer service (minimum of two (2) years with Pleasanton), and six percent (6%) Longevity Pay beginning the first full pay period following the completion of 12 years of sworn peace officer service (minimum of four (4) years with Pleasanton).

The above-mentioned longevity incentive pay is not cumulative. Employees receive compensation at a level that corresponds to their total length of service.

4. **Special Assignment Premium Pay:** Effective June 1, 2026, there will be a cap of ten percent (10%) for all combined special assignment premium pay over and above base salary.
5. **Shift Differential:**
 - Effective the first full pay period following June 1, 2026 (June 6, 2026), employees whose regularly scheduled work shifts include the hours between midnight and 0600 hours will receive a three percent (3%) shift differential for all hours in paid status.
 - Effective the first full pay period following June 1, 2028 (June 3, 2028), employees whose regularly scheduled work shifts include the hours between midnight and 0600 hours will receive an additional two percent (2%) shift differential for a total of five percent (5%) for all hours in paid status.
6. **Bilingual Pay:** Implement bilingual pay for employees meeting certification

requirements in the amount of \$100 per pay period.

- 7. Vacation Accruals:** Effective June 1, 2026, employees hired as laterals, including current employees hired prior to June 1, 2026, shall have their vacation accrual rate adjusted to a rate commensurate with their total years of law enforcement experience as a sworn peace officer, in accordance with the above schedule.

Other Changes: Agreements to language changes were also reached in other areas of the MOU and are operational in nature. A strike-through version of the complete draft MOU is included for your review. None of the language changes are intended to create substantive fiscal impacts.

Conclusion

This report introduces the key elements of the successor MOU with the Pleasanton Police Officers' Association (PPOA), which represents non-management sworn law enforcement personnel. All agreements reached between the parties during the meet and confer process are tentative until the contract, in its entirety, is ratified by members of the PPOA (completed on April 21, 2026) and approved by the City Council. It is the City of Pleasanton's practice to introduce the key elements of the proposed contract to allow for open discussion prior to City Council action at a future meeting.

EQUITY AND SUSTAINABILITY

This is a routine matter of City business.

OUTREACH

This City Council agenda item provides the public with an opportunity to provide input and comments on the key elements of the tentative agreement discussed herein.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide strategic goal of *Optimizing Our Organization: Organizational Effectiveness* by continuously improving the organization's ability to deliver quality services to the public by supporting our employees' professional development, hiring top talent, and encouraging innovation in how we work.

FISCAL IMPACT

The financial impact of implementing the successor MOU will be reviewed as part of the City's budget update. Staff will incorporate any necessary adjustments into the Mid-Year Budget Update in February 2027 and the next biennial budget development process.

Prepared and Submitted by:



Xaiera Scoggins, Director
of Human Resources &
Labor Relations

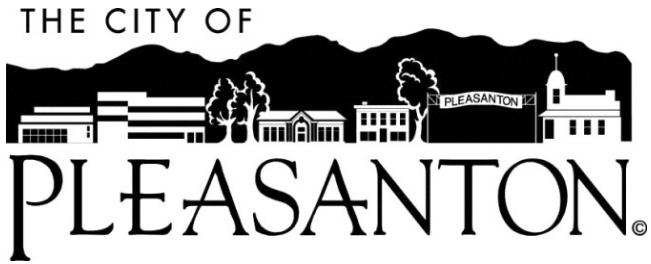
Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Proposed PPOA MOU (June 1, 2026-May 31, 2029)
2. Presentation

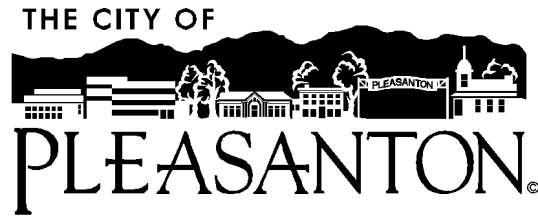


**City of Pleasanton
And
Pleasanton Police Officers'
Association**

Memorandum of Understanding

June 1, 20263 through May 31, 20296





MEMORANDUM OF UNDERSTANDING

Pleasanton Police Officers' Association, and representatives of the City of Pleasanton, have met and conferred in good faith regarding wages, hours, and other terms and conditions of employment of employees in the representation unit specified in Section 1, have exchanged freely information, opinions and proposals, and have endeavored to reach agreement on all matters relating to the employment conditions and employer-employee relations of such employees.

This Memorandum of Understanding is entered into pursuant to the Meyers-Milias-Brown Act (Government Code Section 3500, et seq.) and has been jointly prepared by the parties.

This Memorandum of Understanding shall be presented to the City Council as the joint recommendation of the undersigned for salary and employee benefit adjustments for the period commencing June 1, 202~~63~~ and ending May 31, 202~~96~~.

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Section 1. Recognition

Pleasanton Police Officers' Association, hereinafter referred to as "Association" or PPOA, is the formally recognized employee organization for the Police Employees Unit comprised of the classifications of Police Officer and Police Sergeant certified pursuant to the Employer-Employee Relations Procedures and Resolution No. 98-46, adopted by the City of Pleasanton City Council on May 5, 1998.

Section 2. Association Security

2.1 Dues Deduction

Upon receipt of a written assignment and authorization signed by the employee on the form shown below, the City agrees to deduct from each pay check of such employee in each calendar month an amount which will total the dues required for membership in the Association. The amount so deducted shall be remitted by the City to the officer designated in writing by the official of the Association as the person authorized to receive such funds.

The Association shall notify the City Manager in writing as to the amount of such dues required of its members.

The employee's earnings must be regularly sufficient after other legal and required deductions are made to cover the amount of the dues check-off authorized. When an employee is in a non-pay status for an entire pay period, no withholding will be made to cover that pay period from future earnings. In the case of any employee who is in a non-pay status during only part of the pay period, and the salary is not sufficient to cover the full withholding, no deduction shall be made. In this connection, all other legal and required deductions have priority over Association dues. In addition, in order to meet certain accounting deadlines, all payroll changes connected with the deduction of said Association dues must be made by the fifteenth (15th) of the preceding month.

The Association shall indemnify, defend, and hold the City harmless against any and all claims, demands, suits, proceedings or court orders, or any other liability that may arise out of or by reason of action taken or not taken by the City for the purpose of complying with any of the provisions of this check-off agreement. In addition, the Association shall refund to the City any amounts paid to it in error upon presentation of supporting evidence.

The employee's authorization request shall be in the following terms:

"Date: _____

You are hereby authorized and requested to deduct from wages due me such amount as which will total the current amount of my Association dues as reported to you by the Pleasanton Police Officers' Association and to make such deductions for each and every succeeding month unless and until I revoke this assignment in writing. You are hereby authorized and you are to pay the total amount deducted each month to Pleasanton Police Officers' Association.

This assignment is voluntary.

Signature

2.2 Communication with Employees

Any representative of the Association shall give notice to the Chief of Police (through the chain of command) when contacting City employees during the duty period of the employees, provided that solicitation for membership or other internal employee organization business shall be conducted only during the off-duty hours of all employees concerned. Prearrangement for routine contact may be made by agreement between the Association and the Chief of Police and when made shall continue until revoked.

2.3 Bulletin Boards

The Association may use portions of City bulletin boards under the following conditions:

- (1) All materials must receive the approval of the department or division head or designee in charge of the departmental bulletin board.
- (2) All materials must be dated and must identify the organization that published them or requested the posting. Typical postings may include meeting notices, minutes of meetings or organizational informational materials.
- (3) The actual posting of materials will be done by the Association as soon as possible after they have been approved by the Department. All posted materials shall comply with the City's harassment/discrimination standards and shall not include political or personal endorsements or opinions.

Unless special arrangements are made, materials posted will be removed 31 days after the publication date.

- (4) The City reserves the right to determine where bulletin boards shall be placed and what portion of them are to be allocated to employee organizations' materials.
- (5) An employee organization that does not abide by these rules will forfeit its right to have materials posted on City bulletin boards.

2.4 Use of City Buildings

City buildings and other facilities may be made available for use by City employees or the Association or its representatives in accordance with such administrative procedures as may be established by the City Manager or his/her designated representative.

2.5 Advance Notice

Except in cases of emergency, the Association, if affected, shall be given reasonable advance written notice of any ordinance, resolution, rule or regulation directly relating to matters within the scope of representation proposed to be adopted by the City and shall be given the opportunity to meet and confer with the appropriate management representatives prior to adoption.

In case of emergency, the City may adopt or put into practice immediately such measures as are required. At the earliest practicable date thereafter the Association shall be provided with the notice described in the preceding paragraph and be given an opportunity to meet and confer with the appropriate management representatives.

Section 3. Discrimination

Neither the City, the Association, nor any person employed by them shall discriminate against any employee, or applicant for employment because of race, color, religion, sex, national origin, age, medical condition, pregnancy, marital status, sexual orientation or disability, except where such factors are determined to be a bona fide occupational qualification. Furthermore, the City shall not discriminate against any employee because of legitimate employee organization activities.

Section 4. Continuation of Benefits

The Association and the City acknowledge and agree that this Memorandum of Understanding may contain and/or discuss benefits that will affect current retirees and former members of the Association, or current members of the Association who may retire during the term of this Memorandum of Understanding. Neither the City nor the Association warrant or agree that current level of benefits which may be provided to retirees in the form of health benefits will be maintained at the same level beyond the term of this contract, even though it is neither the intention of the City nor the Association to decrease or diminish the value or level of benefits to its retirees by the inclusion of this paragraph in the memorandum of understanding.

Section 5. Association Representatives

City Employees who are official representatives of the Association shall be given reasonable time off with pay to attend meetings with management representatives, or to be present at hearings where matters within the scope of representation are being considered. The use of official time for this purpose shall be reasonable and shall not interfere with the performance of City services as determined by the City. Such employee representatives shall submit requests for excused absences to the Chief of Police or designee, with reasonable notice prior to the scheduled meeting whenever possible. Generally, no more than three (3) employees shall be excused for such purposes. Additional representatives may be authorized by the Chief of Police or designated representative. The Association shall submit a list of the officers of the Association to the Chief of Police and City Manager and notify both in writing at such time there are any changes in such Association officers.

Section 6. City Rights

The rights of the City include, but are not limited to, the exclusive right to determine the mission of its constituent departments, commissions and boards; set standards of service; determine the procedures and standards of selection for employment and promotion; direct its employees, take disciplinary action, relieve its employees from duty because of lack of work or for other legitimate reasons; maintain the efficiency of governmental operations; determine the methods, means and personnel by which government operations are to be conducted; determine the content of job classifications; take all necessary actions to carry out its mission in emergencies; to exercise complete control and discretion over its organization and the technology of performing its work.

None of the aforementioned language will supersede the provisions of this Memorandum of Understanding reached by mutual agreement of both negotiating parties (PPOA and City of Pleasanton).

Section 7. Salaries

7.1 Rates of Pay

The salary ranges for all employees in the Police Employee Unit as set forth in Exhibit A represent, for each classification, the standard rate of pay for full time employment and represent the total compensation due employees, except for overtime compensation and other benefits specifically provided by the City. See Exhibit A for salary ranges for each year covered by this Memorandum of Understanding.

Effective the first pay period ~~following approval by the City Council in open session on or after June 1, 2026 (June 6, 2026)~~, the salary ranges of all classifications represented by the Association shall be increased by ~~six-three~~ percent (~~63~~%). ~~Additionally, the Police Sergeant classification shall receive a further market equity adjustment of three percent (3%).~~

Effective the first pay period on or after June 1, ~~2024-2027~~ (June ~~85~~, ~~2024~~~~2027~~), the salary ranges of all classifications represented by the Association shall be increased by ~~five-three and one-half-~~ percent (~~53.5~~%).

~~Effective the first pay period on or after December 1, 2024 (December 7, 2024), the salary ranges of all classifications represented by the Association shall be increased by one percent (1%).~~

Effective the first pay period on or after June 1, ~~2025-2028~~ (June ~~73~~, ~~2025~~~~2028~~), the salary ranges of all classifications represented by the Association shall be increased by four percent (4%).

7.2 Field Training Officer Pay

Qualified Field Training Officers having been given a training assignment by a supervisor shall receive an amount equal to five percent (5%) of their regular monthly pay for each month in which they spend forty (40) hours training. If the hours spent training are less than forty in a month, the officer shall receive 5% of their regular hourly rate of pay for each hour spent training. Motorcycle training officers engaged in forty (40) hours of training in a month shall receive Field Training Officer pay.

7.3 Acting Pay

An employee meeting the minimum qualifications may be temporarily promoted to an authorized position on an “acting” basis. The employee temporarily promoted shall be compensated at the pay rate for the position he/she is filling, until such time as the position is filled on a permanent basis or he/she returns to his/her previous position.

7.4 Acting Lieutenant Pay

A Police Sergeant assigned by the Police Chief to serve as acting lieutenant for a minimum consecutive period of seven (7) calendar days shall receive a sum equal to five percent (5%) of their regular hourly rate of pay for each hour worked in said acting assignment. Additionally, a Police Sergeant in an acting assignment remains part of the PPOA bargaining unit and will receive all pay and benefits as proscribed in this agreement.

7.5 Canine Responsibility Pay

Officers assigned canine responsibilities will receive eight (8) hours of pay per pay period, paid at time and one-half the straight time hourly rate of pay, inclusive of education pay, in recognition of the time spent in the care, grooming, feeding and activities related to canine handling.

The parties agree that this provision meets FLSA standards.

7.6 POST Pay

Employees who possess an Intermediate POST Certificate shall receive an amount equal to five percent (5%) of base pay and employees who possess an Advanced POST Certificate shall receive an amount equal to seven percent (7%) of base pay.

Employees will be eligible to begin receiving POST pay after the Human Resources Department receives written confirmation from the Police Chief that all requirements for the applicable POST Certificate have been satisfied. The eligible employee's POST pay will be effective the first full pay period after the human resource's receipt of the Police Chief's written confirmation.

7.7 On Call Pay

Employees who on their scheduled time off duty may be placed on an on-call status by a Division Commander. Any such assignment shall be for a minimum period of eight (8) hours or more. Employees so assigned shall receive an amount equal to fifteen percent (15%) of their hourly base rate of pay for each hour spent on call.

7.8 Entrance Salary

The entrance salary for a new employee entering the City service shall be the minimum salary for the class to which he/she is appointed. When circumstances warrant, the Appointing Authority may authorize original appointment or reinstatement at other than the minimum rate.

7.9 Conversion of Pay Rates

Any monthly rate of pay may be converted into any equivalent rate of pay or to any other time basis when, in the judgment of the City Manager, such a conversion is advisable. In determining the equivalent amounts on different time basis, the City Manager shall provide tables or regulations for use in converting monthly salaries to hourly rates, as well as for calculating hourly rates.

7.10 Salary Advancement

Permanent and probationary employees serving in regular established positions shall be advanced from the Initial Placement Step to the next Step in their respective classifications after completion of twelve (12) months of full-time satisfactory service, and thereafter shall be advanced to the next higher step after completion of one (1) year of full-time satisfactory service, in each of the salary steps for the classification until the top of the range is reached. No salary advancement shall be made so as to exceed any maximum rate established in the pay plan for the class to which the advanced employee's position is allocated.

Advancements shall not be automatic but shall depend upon increased service value of an employee to the City as exemplified by recommendations of his/her supervising official, length of service, performance record, special training undertaken, or other pertinent evidence, within the advancement policy established by the pay plan. Any employee shall not normally be eligible for advancement in pay until he/she has successfully completed his/her probationary period, or any extension thereof, as provided in Section 19.

Changes in an employee's salary because of promotion or demotion establish a new salary anniversary date for that employee. Salary range adjustments for a classification will not establish a new salary anniversary date for employees serving in that classification.

7.11 Salary Step When Salary Range is Increased

Whenever the monthly schedule of compensation for a class is revised, each incumbent in a position to which the revised schedule applies shall be entitled to the step in the revised range which corresponds to the step held by him/her in the previous range.

7.12 Salary Step After Promotion or Demotion

When an employee is promoted from a position in one class to a position in a higher class, he/she shall receive the minimum rate for the higher class; provided, however, that such step is at least five percent (5%) above his/her current wage rate. When an employee is demoted, whether such demotion is voluntary or otherwise, that employee's compensation shall be adjusted to the salary prescribed for the class to which he/she is demoted. The specific rate of pay within the range shall be determined by the City Manager, whose decision shall be final; provided, however, that the employee's rate of pay shall not be set at a lower rate than he/she would have received had he/she remained in the lower class.

7.13 Longevity Pay

Effective the first full pay period following June 1, 2026 (June 6, 2026), employees shall be eligible for two percent (2%) Longevity Pay beginning the first full pay period following the completion of 8 years of sworn peace officer service (minimum of two (2) years with Pleasanton), and four percent (4%) Longevity Pay beginning the first full pay period following the completion of 12 years of sworn peace officer service (minimum of four (4) years with Pleasanton).

Effective the first full pay period following June 1, 2028 (June 3, 2028), employees shall be eligible for three percent (3%) Longevity Pay beginning the first full pay period following the completion of 8 years of sworn peace officer service (minimum of two (2) years with Pleasanton), and six percent (6%) Longevity Pay beginning the first full pay period following

the completion of 12 years of sworn peace officer service (minimum of four (4) years with Pleasanton).

The above longevity incentive pay is not cumulative. Employees receive compensation at a level that corresponds to their total length of service.

Career Incentive Program

~~Effective December 1, 2025, the City will establish a Master Officer/Sergeant Program for employees that satisfy the criteria herein.~~

~~The City shall provide Master Officer/Sergeant pay equal to two percent (2%) of base pay to eligible employees as a career development incentive. The Master Officer/Sergeant Program is designed to recognize employees who develop in the profession through education, training, departmental involvement, and community engagement.~~

~~Eligible criteria are based upon specified requirements, including years of service with the Pleasanton Police Department and other law enforcement agencies, performance standards, education, POST certification(s), and performing specialty assignment(s). The Master Officer/Sergeant Program is a career development program that benefits the employees, the Pleasanton Police Department, and the residents of the City of Pleasanton.~~

~~Eligibility Requirements~~

- ~~• At least 15 years of law enforcement experience as a sworn peace officer (minimum of two (2) years with Pleasanton).~~
- ~~• Possession of an Intermediate POST Certificate.~~
- ~~• Completion of at least 29 units of college credit or at least 40 hours of Crisis Intervention Training.~~
- ~~• Completion of at least three (3) years of special assignment work, including at least one (1) qualified special assignment with the Pleasanton Police Department.~~
- ~~• An overall performance evaluation rating of meets standards or better in the two (2) years prior to application.~~

~~Qualified Special Assignments~~

- ~~• Bicycle Officer~~
- ~~• Canine Handler~~
- ~~• Detectives (including any regional task force)~~
- ~~• Drone Technician~~
- ~~• Crime Scene Investigations Team~~
- ~~• Explorer Advisor~~
- ~~• Field Training Officer (FTO)~~
- ~~• Alternate Response Unit~~
- ~~• Honor Guard~~
- ~~• Peer Support Team~~
- ~~• Force Options Group~~
- ~~• Recruitment Team~~

- Personnel and Training Unit
- School Resource Officer (SRO)
- Tactical Team (SWAT/HNT)
- Technology Team
- Motor Officer
- EVOC Instructor
- VIPS Advisor
- Terrorism Liaison
- First Aid / CPR Instructor
- Other collateral duties may include a special project or unique assignment approved by the Police Chief (e.g., service on City-wide committee).

Pay Effective Date

~~It is the sole responsibility of each employee to complete a Master Officer/Sergeant Pay Authorization Form, provide all necessary backup or proof (if using experience from another agency), and receive sign-off from the Police Chief or their designee, in order to receive Master Officer/Sergeant Pay. Pay will be effective the first pay period after Human Resources receives all the completed and signed paperwork.~~

7.14 Special Assignment Premiums

Effective the first pay period on or after June 1, 2024, employees designated as Crime Scene Investigators shall receive a Crime Scene Investigator premium equal to two and one-half percent (2.5%) of base pay. Effective June 1, 2025, employees designated as Crime Scene Investigators shall receive a Crime Scene Investigator premium equal to five percent (5%) of base pay.

Effective the first pay period on or after June 1, 2024, employees assigned to work as detectives/investigators (including employees assigned to the Special Enforcement Unit) shall receive a Detective Division premium equal to two and one-half percent (2.5%) of base pay. Effective June 1, 2025, employees assigned to work as detectives/investigators (including employees assigned to the Special Enforcement Unit) shall receive a Detective Division premium equal to five percent (5%) of base pay.

Effective the first pay period on or after June 1, 2024, employees assigned to the Traffic/Motors division shall receive a Motorcycle Patrol premium equal to two and one-half percent (2.5%) of base pay. Effective June 1, 2025, employees assigned to the Traffic/Motors division shall receive a Motorcycle Patrol premium equal to five percent (5%) of base pay.

Due to the nature of their job duties, Police employees assigned to the SWAT Team and Hostage Negotiations Team (HNT) are routinely and consistently exposed to hazardous substances and engage in hazardous activities to implement health and safety procedures. Beginning June 1, 2024, these employees will receive a SWAT/HNT Assignment Premium Pay equal to two and one-half percent (2.5%) of base pay. Effective June 1, 2025, the SWAT/HNT Assignment Premium Pay shall be increased to five percent (5%) of base pay.

Effective June 1, 2026, there will be a cap of ten percent (10%) for all combined special assignment premium pay over and above salary.

~~Effective the first pay period on or after June 1, 2024, employees assigned to the SWAT Team or Hostage Negotiations Team (HNT) shall receive a Fugitive Officer premium equal to two and one-half percent (2.5%) of base pay. Effective June 1, 2025, employees assigned to the SWAT Team or Hostage Negotiations Team (HNT) shall receive a Fugitive Officer premium equal to five percent (5%) of base pay.~~

7.15 Bilingual Pay

The parties mutually acknowledge that employees in represented classifications are routinely and consistently assigned to positions requiring communication skills in languages other than English. The City agrees to pay a premium of one hundred dollars (\$100.00) per pay period to employees with bilingual skills.

Qualifying languages for bilingual assignment include:

- Spanish
- Mandarin
- Farsi
- Punjabi
- Any foreign language as determined by the City
- American Sign Language (ASL)

Employees receiving bilingual pay will provide bilingual services as needed to provide police services while on duty. Upon the Police Chief's written recommendation, Human Resources shall approve a bilingual assignment once the employee has undergone appropriate testing and been certified as bilingual. Employees receiving bilingual pay are subject to periodic recertification as a condition of receiving such payments. The City reserves the right to remove a bilingual qualifying language when it is determined that the need for such services no longer exists, however, the City shall provide the Association with advance written notice and an opportunity to meet and confer prior to implementing any changes to qualifying bilingual languages.

7.16 Shift Differential

Effective the first full pay period following June 1, 2026 (June 6, 2026), employees whose regularly scheduled work shifts include the hours between midnight and 0600 hours will receive a three percent (3%) shift differential for all hours in paid status.

Effective the first full pay period following June 1, 2028 (June 3, 2028), employees whose regularly scheduled work shifts include the hours between midnight and 0600 hours will receive an additional two percent (2%) shift differential for a total of five percent (5%) for all hours in paid status.

Section 8. Overtime

8.1 Shift Extension Overtime

Employees who are required to work in excess of their regular work day shall be entitled to overtime compensation for all hours so worked; provided, however, that the overtime rate shall be computed at one and one-half (1-1/2) times the employee's regular rate of pay as calculated as follows:

1 through 15 minutes	15 minutes
16 through 30 minutes	30 minutes
31 through 45 minutes	45 minutes
46 through 60 minutes	60 minutes

8.2 Non-scheduled Overtime/Call Back

If an employee who has completed his/her regular work day is called back to work, 30 minutes after the completion of his/her scheduled shift, or any extension thereof, he/she shall upon reporting within a reasonable time after notification, will be compensated for all work performed outside of his/her regular duty shift at the overtime rate, commencing with the time of notification, but in no event shall he/she receive less than four (4) hours of overtime compensation for each such call back.

8.3 Mandatory Meetings, Special Events, or Assigned Work Outside Shift

Employees who staff a special event or are ordered to perform any official duties outside of their regularly scheduled work hours shall receive a minimum of four (4) hours of pay at time and one-half (1 ½) unless the assigned work is contiguous with the beginning or end of the employees’ regular shift. Employees participating in work covered in this section lasting less than four (4) hours may, at the discretion of the Watch Commander, be assigned to additional law enforcement duties that the Watch Commanders deems legitimate and meaningful to cover the four hours. The Watch Commander will not cause officers to perform frivolous and unnecessary work in order to cover the four-hour time period. Employees who are required to attend a virtual meeting outside of their regularly scheduled work hours shall receive a minimum of two (2) hours of pay at time and one-half (1 ½) hours unless the assigned work is contiguous with the beginning or end of the employees’ regular shift. Virtual Meeting attendance shall require prior approval of a supervisor or manager.

8.4 Payment

Employees may be compensated for overtime worked either by monetary payment or by compensatory time off at the option of the employee. Compensatory time shall accrue at the rate of one and one-half times the overtime hours worked up to a maximum accrual of one-hundred and twenty-five (125) hours. After one hundred and twenty-five (125) hours, all overtime worked shall be paid.

8.5 Use of Compensatory Time off

Compensatory time must be taken ~~in minimum of one (1) hour increments, except that after the first hour compensatory time may be taken~~ in minimum increments of one half (1/2) hour. Utilization of compensatory time off shall be by mutual agreement between the Chief of Police and the employee. Requests for compensatory time off more than ~~sixty (60)~~ninety (90) days beyond the date of the request will generally not be accepted. Employees will be notified of the status of their request within fifteen (15) days of submission of the request.

Twice per year, employees may be paid for all accrued compensatory time. Said payments shall be made on the first pay date on or after May 1st and on the first-pay date on or after November 1st. Written requests for payment must be made by the employee fifteen days in advance of the first pay date in May and November.

Section 9. Court Time

9.1 Local

Employees who are ordered to report to work during their off-duty hours or who are assigned to or placed on telephone stand-by for the purpose of responding to a subpoena or other official notice to appear in court or at Department of Motor Vehicle hearings within the Livermore-Pleasanton Judicial District and who do so at the specified time shall receive a minimum of four (4) hours pay at time and one-half (1-1/2). This provision does not apply to instances where employees are ordered to report to work less than four (4) hours prior to their regular starting time or are held over less than four (4) hours after their regular quitting time for the purpose of appearing in court. Compensation may be in the form of monetary payment or compensatory time off. On-call Department of Motor Vehicle Hearings shall be subject to compensation as outlined in this section.

9.2 Non-Local

Employees who are ordered to report to work or be assigned to or placed on telephone stand-by during their off-duty hours for the purpose of responding to a subpoena or other official notice to appear in court or at Department of Motor Vehicle hearings outside the Livermore-Pleasanton Judicial District and who do so at the specified time shall receive a minimum of five (5) hours pay at time and one-half (1-1/2). This provision does not apply to instances where employees are ordered to report to work less than five (5) hours prior to their regular starting time or are held over less than five (5) hours after their regular quitting time for the purpose of appearing in court. Compensation may be in the form of monetary payment or compensatory time off.

Section 10. Holidays

10.1 Holiday In-Lieu Pay

Employees shall be compensated each year for working holidays through receipt of holiday in-lieu pay and shall be paid at seven and five-tenths percent (7.5%) of the employee's annual salary exclusive of any overtime and shall be in addition to the employee's regular monthly salary. Holiday in-lieu pay shall be paid in two equal installments, the first installment paid on the first pay date on or after November 1st, and the second installment paid on the first pay date on or after May 1st.

Employees shall receive pro-rated pay upon termination.

Effective the pay period beginning October 26, 2024, holiday in-lieu pay shall be paid on a bi-weekly basis.

10.2 Additional Paid Time Off

Eighty (80) hours of additional paid time off shall be credited to each employee each January for use during the calendar year in which the hours are credited and are not available for cash out. These hours will be lost if not used by December 31st of each calendar year.

Employees hired between January 1 and July 1 of any calendar year, shall be credited with one half (40 hours) of the yearly annual accrual of additional paid time off subject to the scheduling, approval and observance processes outlined in paragraph one of this section.

Non-probationary members ~~assigned to the Operations Division, excluding Traffic Unit and Special Enforcement Unit,~~ shall schedule the use of these hours during the annual vacation sign-up. ~~Investigation Division members shall not be required to participate in the Operations sign-up process and individual unit supervisors shall manage the use of PTO by these staff members.~~ Probationary members shall schedule the use of PTO directly with their supervisors. These additional hours do not extend the maximum time that any employee may schedule during the vacation sign up process.

~~Employees hired between January 1 and July 1 of any calendar year, shall be credited with one half of the yearly annual accrual of additional paid time off subject to the scheduling, approval and observance processes outlined in paragraph one of this section.~~

Section 11. Vacations

11.1 Vacation Eligibility

All full-time employees in classification of police officer and police sergeant shall be entitled to annual vacation leave with pay except the following:

- (1) Employees who work on a provisional basis.

11.2 Vacation Accruals

Each eligible employee shall accrue vacation as follows:

<u>Years of Continuous Service</u>	<u>Accrual Rate Per Month</u>
First through fourth	6.667
Fifth through ninth	10.000
Tenth through fourteenth	13.334
Fifteenth	14.000
Sixteenth	14.667
Seventeenth	15.334
Eighteenth	16.000
Nineteenth and above	16.667

The maximum monthly accrual rate shall be 16.667 hours.

An employee, except a probationary employee, may be allowed to incur a forty (40) hour deficit beyond his/her accrued vacation.

~~Once an employee reaches a deficit of forty (40) hours of vacation leave, the employee will not be permitted to use any additional vacation leave until they have accumulated a positive balance of vacation leave.~~

~~Effective the first pay period following ratification by the City Council, the City shall award each employee in a represented classification an additional 20 hours of supplemental vacation leave to be used during the course of the MOU. These 20 hours will be maintained in a separate supplemental vacation leave bank and any unused hours at the expiration of the MOU will be forfeited. Supplemental vacation leave is not eligible to be cashed out and any accrued~~

~~and unused hours will have no cash value upon separation of employment. Supplemental vacation leave shall not count towards the maximum accrual of vacation set forth in Section 11.3 below.~~

~~Effective June 1, 2026, employees hired as laterals, including current employees hired prior to June 1, 2026, shall have their vacation accrual rate adjusted to a rate commensurate with their total years of law enforcement experience as a sworn peace officer, in accordance with the above schedule.~~

~~Employees hired on or after June 1, 2026:~~

~~An employee hired as a lateral shall accrue vacation leave at a rate commensurate with their total years of law enforcement experience as a sworn peace officer in accordance with the above schedule.~~

11.3 Vacation Accumulation

An employee will be allowed to have an accumulation of no more than two (2) year's vacation accrual to his/her credit at any one time.

11.4 New Vacation Cap and Implementation

A. New Vacation Cap

Effective January 1, 2013, the vacation cap shall change to four hundred (400) hours. Thereafter, at any time an employee reaches four hundred (400) hours, the employee will cease accruing vacation until such time as the balance falls below the cap. After January 1, 2013, no employee will be allowed to accrue vacation hours above the cap. However, in the event an employee has requested to take vacation but been denied or there were other circumstances that prevented the employee from taking vacation, the employee may submit a written request to the City Manager, or designated Assistant City Manager, for special consideration to carry over vacation balances beyond four hundred (400) hours.

B. Implementation

Effective February 1, 2012, any vacation hours in excess of three hundred (300) will be placed in a separate vacation bank.

11.5 Separate Vacation Bank

Effective February 1, 2012, any accrued vacation in excess of three hundred (300) hours will be placed in a separate Vacation Bank for each affected employee. Employees shall be entitled to use or sell the hours in the Bank for vacation or for extended leave in the same manner as regular vacation hours. The hours shall be paid out at the pay rate of the employee when utilized.

11.6 Vacation Sell Back

~~Effective upon adoption of this Agreement, through December 31, 2026, the following process shall remain in effect: employees~~ Employees may request to sell back up to one hundred twenty (120) hours of accrued vacation in each calendar year. Employees may sell accrued time in one (1) hour increments with a minimum of eight (8) hours on the first pay date on or after February 1st and on the first pay date on or after August 1st of each year.

Written requests for payment must be made by the employee fifteen days in advance of the first pay date in February and August.

Beginning in calendar year 2027, employees may request to sell back vacation hours on either or both the first pay date on or after June 1 and the first pay date on or after December 1. At each pay date, employees may sell back up to the amount of vacation they have accrued during that calendar year as of the pay date(s) elected, up to a maximum of one hundred twenty (120) hours for the year. Written elections must be submitted by December 31 of the preceding calendar year.

Employees may sell accrued time in one (1) hour increments, with a minimum of eight (8) hours.

Elections will not carry over from one calendar year to the next calendar year. An employee who fails to elect by December 31st of the preceding calendar year to sell vacation for the following year will be deemed to have elected not to participate, and they will be prohibited from receiving any vacation sell back during that year.

An employee's election regarding vacation sell back shall be irrevocable, except in the event of an unforeseeable emergency, as defined by IRS rules and regulations as in effect on September 17, 2024. The definition of "unforeseeable emergency" is included in Exhibit F for reference. In the event of such unforeseeable emergency, an employee may apply to the Director of Human Resources and Labor Relations to receive vacation sell back in an amount that is reasonably necessary to satisfy the emergency need, up to one hundred twenty (120) hours of accrued vacation leave, including any amounts that may be necessary to pay any federal, state, or local income taxes or penalties reasonably anticipated as a result of the vacation sell back.

11.7 Annual Vacation Sign Up Program

Annual vacation sign-ups will be based on eligibility and seniority and will follow the process, as set forth under the Seniority Shift Sign Up Program, attached as Exhibit C.

Personnel who participate in the Annual Vacation Sign Up will be eligible to identify vacation selections on a seniority basis but may only select up to one year accrued vacation time (PTO time not included).

All annual vacations will be scheduled for the employees' full work week to include protecting the "weekends" off on both sides of the week. Multiple weeks in a row can be taken off but must be done in full week increments, at least four consecutive workdays. Consecutive workdays may be separated by scheduled days off (e.g., Wednesday and Thursday on vacation...Friday, Saturday, and Sunday—scheduled days off... Monday and Tuesday on vacation).

Personnel who have signed up and have been approved for annual vacation will be required to take that time off. Changes will not be granted once annual vacations have been selected unless extenuating circumstances exist justifying such changes and subject to the Division Commander's approval.

~~Personnel who participate in the Annual Vacation Sign Up will be eligible to identify vacation selections on a seniority basis but may only select up to two years accrued vacation time.~~

Requests for vacation outside the annual vacation sign up program will usually not be accepted any earlier than ninety (90) days in advance of the requested time off. The Division Manager will have 30 days in which to make a decision on the request. If the request is made less than 30 days prior to the requested date(s) off, the Division Manager will have a reasonable time in which to make the decision.

11.8 Vacation Pay at Termination

Employees shall be paid for all accrued vacation leave earned prior to the effective date of termination. Such compensation for earned vacation shall be paid to the employee in one lump sum in a final check.

In the event an employee has a negative vacation accrual balance at the time of separation, the amount owed shall be deducted from the employee's final pay.

Section 12. Sick Leave

12.1 Sick Leave Accrual

Each full-time employee shall earn sick leave at the rate of eight (8) hours for each month of service.

Employees may accumulate an unlimited number of sick leave hours; except, however, hours accumulated in excess of one thousand four hundred and forty (1440) may be used only to apply toward additional years of retirement service credit under the current PERS "Credit for Unused Sick Leave," Section 20862.8.

An employee may be allowed a sick leave deficit of twenty-four (24) hours beyond that actually earned.

Once an employee reaches a deficit of twenty-four (24 hours) of sick leave, the employee will not be permitted to use any additional sick leave until they have accumulated a positive balance of sick leave. In the event an employee has a negative sick leave accrual balance at the time of separation, the amount owed shall be deducted from the employee's final pay.

Employees on leave of absence with pay in lieu of temporary disability payments pursuant to Section 4850 of the Labor Code shall accumulate sick leave during said leave of absence, in accordance with the provisions of this section.

12.2 Sick Leave Usage

Sick leave with pay shall be granted to all probationary and permanent full-time employees within the competitive service. Sick leave shall not be considered a right which an employee may use in his/her discretion but shall be allowed only as follows:

- (1) In cases of necessity and actual personal sickness or disability of the employee.

- (2) For medical and dental appointments of the employee or employee's immediate family, at the discretion of the immediate supervisor.
- (3) For the care of or attendance upon the sickness or disability of members of his/her immediate family. A maximum of forty-eight (48) hours per year of sick leave may be used for this purpose. The immediate family shall consist of the spouse, domestic partner, children, children of a domestic partner, parents, or other individuals whose relationship to the employee is that of a dependent or near dependent.

This provision does not apply if the family sickness or disability occurs while the employee is on vacation leave.

In order to receive compensation while absent on sick leave the employee shall cause notification to his/her immediate supervisor or the Chief of Police prior to the time set for beginning his/her daily duties or as may be specified in Department Policy.

When an absence is more than two consecutive full or partial shifts, the employee may be required to file a physician's certificate or personal affidavit stating the cause of the absence; except, however, if the employee uses excessive sick leave and/or demonstrates a pattern of sick leave misuse, abuse, or falsification (i.e., using sick leave in conjunction with days off, vacation, holidays, or otherwise) the employee may be required to file the physician's statement or personal affidavit following an absence of a single work shift or otherwise comply with the City's Attendance Management Program. Any proposed changes to the City's current Attendance Management Program shall be negotiated with the PPOA.

12.3 Bereavement Leave

The parties agree that in the event of a death in the immediate family, employees may take two (2) days of City paid bereavement leave and may request to use up to an additional three (3) days of accrued sick leave for a total of five (5) days at the discretion of the Chief of Police, in the event of a death of an immediate member of his/her family. Bereavement Leave shall be tracked separately from Family Sick Leave as provided in 12.2 (3). Additionally, employees may utilize other paid leaves to extend bereavement leave, subject to approval of the Department.

In this context only, immediate family shall be defined as: spouse, domestic partner, child, foster child who resided with the employee at the time of his/her death, stepchild, mother, father, stepmother, stepfather, mother-in-law, father-in-law, brother, stepbrother, sister, stepsister, brother-in-law, sister-in-law, grandmother, grandfather, spouse's grandmother, spouse's grandfather, son-in-law, daughter-in-law or grandchildren.

12.4 Catastrophic Leave

The Catastrophic Leave Policy attached as Exhibit D shall be extended to Association members.

Section 13. Leave of Absence

13.1 General Leave of Absence

Any regular or probationary employee may submit a written request for a general leave of absence up to a maximum of three (3) calendar months. Such written request shall be submitted to the Chief of Police and the Director of Human Resources and Labor Relations and is subject to the sole and final approval of the City Manager. The written request must state the reasons for the leave. The Chief of Police may grant a regular or probationary employee a leave of absence without pay, for a period up to two (2) calendar weeks. Said leaves shall be reported to the Director of Human Resources and Labor Relations.

During said leave, an employee shall not accrue vacation or sick leave benefits or be eligible for holidays, nor shall such time be considered as service time.

13.2 Extended Medical Leave

Any regular employee who is temporarily disabled from work due to a medical condition may, upon written request to the Department Head and the Personnel Director, be granted by the City Manager, a leave of absence without pay for a period not to exceed three (3) months beyond the exhaustion of any accrued sick and vacation leave, except as may be provided by law. Probationary employees may be eligible for leave as provided by law. All such leave, paid and unpaid, shall run concurrently with Family Medical Leave, California Family Rights Leave and Pregnancy Disability Leave in accordance with City Policy.

With a recommendation by the Chief of Police and approval by the Director of Human Resources and Labor Relations, the City Manager may extend the leave for up to an additional thirty (30) days. In unusual circumstances involving catastrophic illness, the City Manager may, upon the recommendation of the Chief of Police and Director of Human Resources and Labor Relations, extend a leave of absence without pay up to but not exceeding one year from the date of disability.

The term medical disability includes all temporary medical disabilities including pregnancy, childbirth and associated medical conditions.

Such request for medical leave will be considered only upon provision of a physician's statement in the same format utilized for Family Medical Leave (FMLA).

During extended medical leave, an employee shall not accrue vacation or sick leave benefits or be eligible for holidays, nor shall such time be considered as service time.

Any employee returning from extended medical leave shall be required to provide a physician's release to return to duty.

13.3 Jury Leave

Every employee of the City who is called or required to serve as a juror shall be entitled to leave from his/her duties with the City during the period of such service or while necessarily being present in court as a result of such call. The employee shall be paid the difference between his/her full salary and any payment received by him/her, except travel pay, for such duty.

13.4 Leaves Resulting from Subpoena

Leave of absence with pay shall be granted to a person while going to and from court and answering a subpoena as a witness. The employee shall be paid the difference between his/her full salary and any payment received by him/her, except travel pay, for such duty. Employees shall notify the Division Commander or his/her designee, of such a subpoena as soon as feasible.

13.5 Military Leave

Military leave shall be granted in accordance with the provisions of State or Federal law.

13.6 Return from Leave

Upon the expiration of a regularly approved leave, the employee shall be reinstated in the position held at the time the leave was granted. In the event the approved leave exceeds ninety (90) calendar days for medical leaves or thirty (30) calendar days for all other leaves, the employee may not be guaranteed his/her specific assignment or work schedule. Failure on the part of an employee on leave to report promptly at its expiration shall be cause for discipline up to and including dismissal.

Section 14. Health and Welfare Coverage

14.1 Hospital and Medical - Active Employees

A. Contributions

During the term of this agreement, the City shall offer Kaiser as a health plan option.

All employees participating in the City's health plans will contribute one of the following two amounts, whichever is greater:

1. \$25.00 per month
2. The difference between the family rate of the lowest cost HMO and the premium of the employee's more expensive plan selection.

Contributions will be deducted from the employee's paycheck on a pre-tax and bi-weekly basis.

Effective January 2019, all employees participating in the City's health plans will contribute one of the following amounts, whichever is greater:

1. \$25.00 per month for employee only coverage; \$25.00 per month for employee +1 coverage; or \$50 per month for family coverage
2. The difference between the family rate of the lowest cost HMO and the premium of the employee's more expensive plan selection.

Contributions will be deducted from the employee's paycheck on a pre-tax and bi-weekly basis.

B. Plan Co-Pays

The health maintenance organization (HMO) medical plans co-pays shall be ten dollars (\$10) for office visits. The prescription drug co-pays shall be ten dollars (\$10) for generic, fifteen dollars (\$15) for brand and thirty-five dollars (\$35) for non-formulary (the Kaiser HMO

provides for a two-tier prescription drug plan). The Point of Service (POS) medical plan co-pays shall be fifteen dollars (\$15) for office visits. The prescription drug co-pays shall be ten dollars (\$10) for generic, twenty-five (\$25) for brand and thirty-five dollars (\$35) for non-formulary.

C. Increases in Premiums

During the term of this agreement, the City will pay for any increase in the medical plan premiums up to a maximum of 15% of the lowest cost HMO family rate. The difference will be deducted from the employee's paycheck on a pre-tax basis.

In the event that the medical premium increase is less than 15%, the City's sole obligation is to pay the lower percentage increase.

D. Changes to Plan Designs

During the term of this Agreement, the City reserves the right to propose changes to the plan designs and co-pay structure in order to reduce costs to the City and employees. Changes to plan design shall be by mutual agreement.

14.2 Hospital and Medical - Retired Employees

A. Federal or State Legislation

Plan Design

The City reserves the right to meet and confer with the Association for the purposes of coordinating retired employees hospital and medical care in the event Federal or State legislation is implemented that effects retiree's medical insurance.

B. Benefits for Medicare Eligible Retirees

All retirees eligible for Medicare are required to apply for benefits when eligible to remain on the City's group health plans. Upon qualifying for and receiving parts A and B of Medicare, the City shall not be obligated to contribute a monthly amount in excess of the monthly premium for the Kaiser supplement to Medicare Health Plan through June 30, 2009. For employees who retire after July 1, 2009, the City shall not be obligated to contribute a monthly amount in excess of the monthly premium for the lowest cost HMO health plan supplement to Medicare as provided below.

C. Spousal Continuation of Benefits

In the event the employee is eligible for two-party coverage and the eligible employee is deceased, the amount the City is obligated to pay shall be reduced by 1/2 (one half). If the spouse remarries, the obligation by the City shall terminate.

D. Plan Design for Employees Who Retire Prior to July 1, 2009

Hospital and Medical - Retired Employees

Effective March 1, 1990, for all employees who retire for service after March 1, 1990 the City shall pay for each year of service with the City of Pleasanton, four percent (4%) of the monthly premium for employee and one dependent of the City's current Kaiser S-1 Health Plan coverage. Effective March 1, 1990 for all employees who retire for disability after March 1, 1990, the City shall pay a percentage of the monthly premium for employee and one dependent

of the City's current Kaiser S-1 Health Plan coverage in accordance with the schedule set forth below:

Years of Service	City's Contribution
10	20%
11	25%
12	30%
13	35%
14	40%
15	45%
16	48%
17	51%
18	54%
19	57%
20	80%
21	84%
22	88%
23	92%
24	96%
25 + years of service	100%

Upon qualifying for and receiving parts A and B of Medicare, the City shall not be obligated to contribute a monthly amount in excess of the monthly premium for the Kaiser S-1 supplement to Medicare health plan for employee and one dependent. In the case where the eligible employee is deceased the amount the City is obligated to pay shall be reduced by 1/2 (one half). If the spouse remarries, the obligation by the City shall terminate.

The City reserves the right to meet and confer with the Association for the purposes of coordinating retired employees' hospital and medical care in the event Federal or State legislation is implemented that effects retiree's medical insurance.

E. Plan Design for Employees Who Retire On or After July 1, 2009

Employees who retire on or after July 1, 2009 will have the same benefit co-pays and plan design as provided to active employees.

F. Vesting Schedule for Employees Hired Before January 1, 2009

1. Service Retirement

For all employees who retire from service, the City shall pay for each year of service with the City of Pleasanton, four percent (4%) of the monthly premium for employee and one dependent of the City's lowest cost HMO health plan. Such monies may be utilized for City plans or for medical premiums for alternate plans selected by the retiree.

2. Disability Retirement

For all employees who retire with disability, the City shall pay a percentage of the monthly premium for employee and one dependent of the City's lowest cost HMO health plan coverage in accordance with the schedule set forth below:

Years of Service	City's Contribution
10	20%

11	25%
12	30%
13	35%
14	40%
15	45%
16	48%
17	51%
18	54%
19	57%
20	80%
21	84%
22	88%
23	92%
24	96%
25 + years of service	100%

3. City Contributions

Effective July 1st of each year of this agreement, the monthly contribution paid by the City shall be increased by the same dollar increase in medical insurance as is provided to active employees as set forth in Section 14.1 of this agreement up to the lowest cost HMO two-party rate.

G. Vesting Schedule for Employees Hired After January 1, 2009

1. Service Retirement

For all employees who are hired after January 1, 2009 and retire from service, the City shall provide the following benefit:

Employees who service retire prior to the completion of twenty years of full-time service shall receive four percent (4%) for each year of service of the single plan rate for the lowest cost HMO.

Employees who retire after the completion of twenty (20) years of full-time service will receive four percent (4%) for each year of service of the two-party rate for the lowest cost HMO.

Examples: completion of 19 years = 76% of the single plan rate for the lowest cost HMO and completion of 20 years = 80% of the two-party lowest cost HMO. Such monies may be utilized for City plans or for medical premiums for alternate plans selected by the retiree.

2. Disability Retirement

For all employees who are hired after January 1, 2009 and retire with disability, the City shall pay a percentage of the monthly premium of the City's lowest cost HMO health plan coverage in accordance with the schedule set forth below:

Years of Service	City's Contribution
10	20%
11	25%
12	30%
13	35%
14	40%

15	45%
16	48%
17	51%
18	54%
19	57%
20	80%
21	84%
22	88%
23	92%
24	96%
25 + years of service	100%

Employees who leave City service prior to the completion of twenty years of full-time service shall receive the above listed percentage of the single plan rate for the lowest cost HMO.

Employees who retire after the completion of twenty (20) years of full-time service will receive the above-listed percentage of the two-party rate for the lowest cost HMO.

Examples: completion of 19 years = 57% of the single plan rate for the lowest cost HMO and completion of 20 years =80% of the two-party rate for the lowest cost HMO.

H. Vesting Schedule for Employees Hired On or After January 1, 2012

1. Service Retirement

For all employees who are hired on or after January 1, 2012 and retire from service, the City shall provide the following benefit:

Commencing upon the date of hire, the employee will be credited with four percent (4%) for each year of service of the single plan rate for the lowest cost HMO. Upon reaching Medicare eligibility age, the City’s contribution toward the medical premium shall cease.

2. Disability Retirement

For all employees who are hired on or after January 1, 2012 and retire with disability, the City shall pay a percentage of the monthly premium of the single plan rate for the lowest cost HMO health plan coverage in accordance with the schedule set forth below until eligible for Medicare, at which time the contribution toward the medical premium shall cease:

Years of Service	City's Contribution
10	20%
11	25%
12	30%
13	35%
14	40%
15	45%
16	48%
17	51%
18	54%

19	57%
20	80%
21	84%
22	88%
23	92%
24	96%
25 + years of service	100%

3. Retiree Health Savings Account

For employees hired after on or January 1, 2012, and who have successfully passed probation, the City will contribute seventy-five dollars (\$75) per pay period to their Retiree Health Savings Account (RHSA). Additionally, each employee eligible for the City contribution will have twenty-five dollars (\$25) per pay period deducted pre-tax as an additional employee contribution toward the RHSA. The total pay period contribution to the RHSA will be one hundred dollars (\$100).

Employees have a vested right to the funds at the time of deposit. Funds deposited in the RHSA are portable and belong to the employee, regardless of length of service or reason for separation.

4. City Contributions

Effective July 1st of each year of this agreement, the monthly contribution paid by the City shall be increased by the same increase in medical insurance for the lowest cost HMO single or two-party rate as is provided to active employees as set forth in Section 14.1 of this agreement and as applicable under Sections 14.2 G.1, 14.2 G.2, 14.2 H.1 and 14.2 H.2 above.

14.3 Dental

The City shall contribute an amount necessary to provide dental care benefits for the individual employee and eligible dependents. The annual maximum will be \$2000 per person per calendar year. Maximum orthodontia coverage shall be \$2,000 lifetime allowance.

14.4 Vision

During the term of this Memorandum of Understanding, the City shall contribute the premium necessary for the VSP Vision Plan family coverage for health insurance participants who are not covered by Kaiser.

14.5 Long Term Disability

The City's maximum monthly long-term disability insurance premium contribution shall be twenty-three dollars (\$23.00). The City shall not be obligated to contribute an amount in excess of twenty-three dollars (\$23.00) throughout the term of this agreement.

14.6 Life, Accidental Death and Dismemberment Insurance

The City shall contribute an amount necessary to provide \$50,000 life and \$50,000 accidental death and dismemberment insurance coverage for Association members. The monthly premium for such insurance coverage shall be paid by the City during the term of this agreement.

Section 15. Retirement

15.1 Payment of Employee Contribution to PERS

Employees classified as “Classic Employees” (i.e., those eligible for the 3% @ 50 or 3% @ 55 retirement benefit) shall contribute ten and one-half percent (10.5%) to the Public Employees’ Retirement System (PERS). Such contributions shall be made pre-tax in accordance with applicable law. Effective June 2, 2018, employees classified as “Classic Employees” will pay an additional one and one-half percent (1.5%) toward the employer’s pension contribution rate for a total PERS contribution of 12%. The parties mutually recognize and acknowledge that the cost-sharing provisions provided herein will be counted towards cost-sharing terms set forth in Government Code section 20516.5.

For employees defined as “new members” by CalPERS pursuant to the Public Employees’ Pension Reform Act (“PEPRA”), will pay a member contribution equal to fifty percent of the normal cost of their retirement benefit as determined by CalPERS.

15.2 PERS Plan Options

The City’s contract with PERS provides for the following options: Credit for Unused Sick Leave; 3% @50 Retirement Formula; Single Highest Year Option; and the PERS Military Buyback Provision.

Effective July 7, 2012, the City modified the formula to provide for the 3%@55 retirement formula with three highest year option for new employees hired on or after the resolution is adopted by the City Council.

For employees hired on/after January 1, 2013 that are defined as “new members” by CalPERS, the City shall provide the 2.7% @ 57 retirement formula established by PEPRA.

Section 16. Uniforms

The City shall provide all necessary safety and protection clothing, as defined by the City Manager. The City shall provide one hundred percent (100%) of the initial purchase price of uniforms for those new employees required to wear a prescribed uniform. The quantity of mandatory uniforms for new employees will be determined by the City Manager and Chief of Police

16.1 Uniform Allowance

The annual uniform allowance of one thousand five hundred dollars (\$1,500.00) shall be paid on the first pay day on or after March 1st of each year.

Effective the first pay period in March 2025 (March 7, 2025), the annual uniform allowance of one thousand five hundred dollars(\$1,500.00) shall be paid on a bi-weekly basis.

Section 17. Educational Incentive Tuition and Book Reimbursement Program

17.1 Educational Incentive

All regular employees are eligible for educational incentive pay for possession of a college degree as specified below:

<u>Classification</u>	<u>Eligible Degree</u>	<u>Incentive Pay</u>
Police Officer	AA	2.5%
	BA/BS	5.0%
	MS/MA	5.0%
Police Sergeant	BS/BA	5.0%
	MS/MA	5.0%

The employee's degree must be awarded from a community college, college, or university accredited by one of the Association of Schools and Colleges (standardized list of Associations established by the Human Resources Department) and in a recognized academic or professional field as determined by the Chief of Police and Human Resources. The decision of the Chief of Police shall be final.

Incentive pay shall be a percentage of the monthly base salary. The maximum incentive pay an employee may receive is five percent. Should an employee be promoted to a position requiring the degree for which he/she is currently receiving incentive pay said incentive pay shall cease. Should an employee be promoted to a Sergeant, incentive pay for BA/BS or MA/MS shall be considered when placing an employee on the appropriate pay step.

To receive incentive pay an employee must submit a copy of his/her diploma, or letter from the college/university registrar attesting to the award of the degree.

17.2 Tuition Reimbursement

Regular full-time employees shall be eligible for reimbursement of tuition expenses for college or university courses successfully completed with a grade of "C" or better provided said courses have been approved in advance by the Chief of Police and the college/universities from which the courses are taken is accredited by one of the Association of Schools and Colleges on the standardized list of Associations established by the Human Resources Department.

Tuition is reimbursed in the amount up to, but not to exceed, the annual registration fees levied by California State University East Bay for internal degrees in effect at the time the employee enrolled in the course(s) for which the tuition reimbursement is requested. Eligible fees shall be limited to: University Fee; Student Body Fee; IRA (Instructional Related Activity) Fee; Facility Fee; University Union Fee; Health Services Fee and ID fee.

The maximum tuition and fee reimbursement an employee may receive per fiscal year shall not exceed the annual maximum levied by California State University East Bay for the four-quarter academic year beginning with the proceeding fall quarter. Employees accepted and enrolled in an undergraduate program are eligible to receive reimbursement up to the full-time equivalent

for undergraduate tuition and fees at CSU East Bay. Employees accepted and enrolled in a graduate program are eligible to receive reimbursement up to the full-time equivalent for graduate tuition and fees at CSU East Bay.

Requests for fee reimbursement are to be submitted at the completion of each quarter or semester during which the courses were completed. Official receipt verifying the tuition charges, the tuition paid, and a transcript of grades shall accompany reimbursement request. Upon request by the City, the employee shall provide an "official" transcript" of grades earned.

17.3 Book Reimbursement

Regular full-time employees may be reimbursed for books required for college/university courses approved by the Chief of Police and successfully completed with a grade of "C" or better. Upon reimbursement, the books shall become the property of the City. The maximum reimbursement for books an employee may receive shall not exceed \$300.00 per fiscal year. To be reimbursed, the employee must submit a receipt from the college or university for the book purchase and an official transcript of grades.

Section 18. Probationary Period

18.1 Length of Probationary Period

All original appointments shall be tentative and subject to a probationary period of eighteen (18) months actual service. All appointments as a result of lateral transfers or re-employment shall be tentative and subject to a probationary period of twelve (12) months of actual service. All promotional appointments to the position of Police Officer shall be tentative and subject to a probationary period of eighteen (18) months of actual service. All promotional appointments to the classification of Police Sergeant shall be tentative and subject to a probationary period of twelve (12) months actual service. The City Council may by resolution establish a longer probationary period for specified classes.

18.2 Notification Requirements

A probationary employee and his/her department shall be notified by the Human Resources Department of the expiration of the employee's probationary period forty-five (45) days in advance of said date.

Within twenty-one (21) days prior to the expiration date of the probationary period, the Chief of Police shall file with the Human Resources Manager a statement as to whether or not the probationary employee shall be retained in the position.

In order that the probationary employee may be made aware of his/her progress toward both learning and fulfilling the duties and responsibilities of his/her position, he/she shall receive a bi-monthly performance evaluation.

The bi-monthly performance evaluations shall be made in writing and shall be conducted by the employee's immediate supervisor and division commander.

If a probationary employee is off work due to a leave of absence, sick leave or disability leave or any combination thereof for a period exceeding thirty (30) consecutive calendar days, said

employee's probationary period shall be extended automatically by the length of said leave. The employee shall be notified in writing of any extension.

18.3 Extension of Probationary Period

The probationary period may be extended once by the Personnel Officer for a period not to exceed ninety (90) days in order to further evaluate the performance of the probationary employee. The employee shall be notified in writing of any extension.

18.4 Rejection of Probationary Employee - Original Appointment

The City Manager may terminate a probationary employee during the probationary period upon written notice without right of appeal in any manner by the probationary employee. Any such employee shall receive fifteen (15) calendar days pay.

18.5 Rejection of Probationary Employee - Promotional Appointment

Any employee rejected during the probationary period following a promotional appointment or at the conclusion of the probation period shall be reinstated to a position in the class from which he/she was promoted.

Section 19. Promotion

Promotional or open-promotional examinations may be conducted whenever in the opinion of the Personnel Officer (City Manager) the needs of the service require. Only employees who meet the requirements set forth in the examination announcements may compete in promotional examinations.

Insofar as consistent with the best interests of the service all vacancies in the competitive service shall be filled by promotion from within the competitive service after a promotional examination has been given and a promotional list established.

Upon completion of all promotional testing, the names of the persons having the highest three (3) scores on the eligibility list shall be submitted to the Chief of Police for his/her consideration. Should an eligibility list be established based upon the banding of test scores, the names of persons on the list shall be submitted by band to the Chief of Police for his/her consideration.

If, in the opinion of the Personnel Officer (City Manager), a vacancy in the position could be filled better by an open-competitive examination instead of promotional examination, he/she shall arrange an open-competitive employment list.

Section 20. Transfer

An employee may be transferred by the Appointing Authority to a comparable position. For purposes of this section a comparable position is one with the same maximum salary, involving the performance of similar duties and requiring substantially the same minimum qualifications.

If the transfer involves a change from one department to another both department heads must consent thereto unless the City Manager orders the transfer for purposes of economy and efficiency.

Section 21. Resignation, Reinstatement, and Layoff

21.1 Voluntary Resignation

An employee may resign in good standing by submitting to the Personnel Officer (City Manager) a written resignation stating the reasons therefore and effective date thereof at least two (2) weeks prior thereto.

A statement as to the resigned employee's performance shall be forwarded to the Personnel Officer (City Manager) by the Chief of Police.

21.2 Reinstatement

With the approval of the Personnel Officer (City Manager), a permanent or probationary employee who has resigned in good standing may be reinstated within two (2) years of the effective date of resignation, to a vacant position in the same or comparable class. Upon reinstatement, the employee, for all purposes, shall be considered as though he/she had received a new appointment.

21.3 Layoff

The Chief of Police, with the approval of the City Manager, may layoff an employee in the competitive service because of material changes in duties, organization or shortage of work or funds.

The employee in the classification in which the Chief of Police, with the approval of the City Manager, is laying off who has the least length of total continuous service in the classification shall be laid off first. Should additional layoffs become necessary the seniority of employees having previously changed classifications through displacement shall include their years of service in higher sworn paying classifications. The employee shall be notified of his/her layoff in writing together with the reasons therefore.

Employees scheduled to be laid off may, however, displace the least senior employee in the next lower paying classification of like work who has less seniority.

Employees laid off or who through displacement have changed classification shall have their names placed upon a re-employment list in seniority order. The employee with the highest seniority on a re-employment list for a particular classification when a vacancy exists in the classification shall be offered the appointment. No name shall be carried on a re-employment list for a period longer than (1) year from the date of layoff from City service or change of classification through displacement.

Section 22. Discipline

22.1 Disciplinary Action

The continued employment of every employee shall be predicated upon good behavior and rendering of efficient service. An employee is subject to disciplinary action and may be discharged, reduced in pay, suspended, or demoted for cause, and such disciplinary action shall be subject to appeal as set forth in Section 23. Any employee discharged, reduced in pay, suspended or demoted for cause shall be furnished the reason for his/her discharge, and the period of duration in writing.

An employee on disciplinary suspension for more than thirty (30) calendar days shall receive prorated benefits for the time not in paid status.

22.2 Causes for Dismissal, Suspension or Demotion

The following, among others, are causes which, if shown to the satisfaction of the City Manager to be related to work performance, are sufficient for disciplinary action:

- (1) Absence without leave, or failure to report to work after a leave of absence has expired, or after such leave of absence has been disapproved or revoked.
- (2) Conviction of a criminal offense. Conviction shall mean a termination of criminal proceedings adverse to the employee upon a verdict, by plea of guilty, upon a judgment against the employee, or upon a plea of nolo contendere, without regard to subsequent disposition of the case by suspension of sentence, probation, or otherwise.
- (3) Repeated or excessive garnishments.
- (4) Permanent or chronic physical or mental disability which incapacitates him/her for the proper performance of his/her duties.
- (5) Abuse of sick leave.
- (6) Incompetence. Incompetence shall mean want of ability suitable to the work, either as regards natural qualities or experience or deficiency of disposition to use one's ability and experience properly.
- (7) Through willful misconduct, causing damage to public property or waste of public supplies.
- (8) Being, or having been at the time of employment, subject to any of the disqualifications described in the City Personnel Rules, and having willfully concealed or misrepresented facts in his/her application for employment.
- (9) Insubordination. Insubordination shall mean that the employee, having then the ability to do a reasonable act which he/she is directed to do by any officer or employee of the City with authority to direct his/her activities on the job, willfully fails or neglects to perform the directed act.
- (10) Disrespectful or discourteous conduct toward a City officer or official, another employee, or a member of the public.

- (11) Willful violation of any of the provisions of the City Ordinances, Resolutions, or department policy relating to the conduct of City officers and employees.
- (12) Failure to submit to a special medical examination in accordance with Section 24 of this Memorandum of Understanding or failure to appear at the designated time and place for such examination or failure to sign authorizations and/or waivers as required by the provisions of the City Personnel Rules.
- (13) Violation of CORI Regulations.
- (14) Dishonesty.
- (15) Frequent or excessive tardiness, or absence from work.
- (16) Use of City equipment, supplies or identification (e.g., badges) for any reason other than for official City business.

Section 23. Grievances

23.1 A grievance is any dispute which involves the interpretation or application of any provision of this Memorandum of Understanding excluding, however, those provisions of this Memorandum of Understanding which specifically provide that the decision of any City official shall be final, the interpretation or application of those provisions not being subject to the grievance procedure.

Grievances shall be processed in the following manner:

- 23.2**
- (1) Within thirty (30) calendar days after the occurrence of an event giving rise to a grievance, an employee may request in writing to discuss the grievance with such management official in the department as the Chief of Police may designate.
 - (2) If the grievance remains unresolved, the written grievance may be filed with the Chief of Police who shall investigate the grievance and render a decision within fourteen (14) calendar days from the date the grievance is received.
 - (3) Within fourteen (14) calendar days from receipt of the Chief of Police's decision in Step 2 above, the employee or official of the Association may notify the City Manager in writing that a grievance exists, stating the particulars of the grievance, citing the specific section of this Memorandum of Understanding he/she believes to have been violated, and, if possible, the nature of the determination desired. The City Manager shall have fourteen (14) days in which to consider the grievance and render a decision. No grievance may be processed under paragraph (4) below which has not first been filed and investigated in accordance with this paragraph (3).
 - (4) The Association may appeal the decision of the City Manager by requesting that the grievance be referred to an impartial arbitrator. The Association's decision to refer the grievance to arbitration shall be made within fourteen (14) days of the notification of the city manager's decision.

The arbitrator shall be designated by mutual agreement between the Association and the City Manager. The fees and expenses of the arbitrator and court reporter shall be shared equally between the City and the Association. Each party, however, shall bear the cost of its own presentation, including preparation and post hearing briefs, if any.

An employee may proceed to arbitration only in grievances involving discipline and only if the Association elects not to represent the employee in the grievance. The arbitrator shall be selected by mutual agreement between the employee and the City Manager. The fees and expenses of the arbitrator and of a court reporter shall be shared equally by the employee and the City. Each party, however, shall bear the cost of its own presentation, including preparation and post hearing briefs, if any.

(5) Decisions of the arbitrators on matters properly before them shall be final and binding on the parties hereto, to the extent permitted by law or the terms of this Agreement.

- 23.3** The time limits previously set forth shall be considered maximums and every effort shall be made to expedite the process. The limits specified may, however, be extended by mutual agreement of the parties.
- 23.4** No arbitrator shall entertain, hear, decide or make recommendations on any dispute unless such dispute involves a position in a unit represented by the Association and unless such dispute falls within the definition of a grievance as set forth in subsection 23.1.
- 23.5** Proposals to add to or change this Memorandum of Understanding or written agreements or addenda supplementary hereto shall not be arbitrable and no proposal to modify, amend or terminate this Memorandum of Understanding, nor any matter or subject arising out of or in connection with such proposal, may be referred to arbitration under this Section. No arbitrator shall have the power to amend or modify this Memorandum of Understanding or written agreement or addenda supplementary hereto or to establish any new terms or conditions of employment.
- 23.6** No grievance involving demotion, reduction in pay, suspension, dismissal of an employee will be entertained unless it is filed in writing with the City Manager within seven (7) working days of the time at which the affected employee was notified of such action.
- 23.7** If the City Manager, in pursuance of the procedures outlined in subsection 23.2(3) above, resolves the grievance which involves suspension or discharge, he/she may agree to payment for lost time or to reinstate with or without payment for lost time.
- 23.8** Complaints which allege that employees are not being compensated in accordance with the provisions of this Memorandum of Understanding shall be considered as grievances. No adjustment shall be retroactive for more than thirty (30) days from the date upon which the complaint was filed. Any other matters of compensation are to be resolved in the meeting and conferring process and if not detailed in the Memorandum of Understanding which results from such meeting and conferring process shall be deemed withdrawn until the meeting and conferring process is next opened for such discussion.
- 23.9** No changes in this Memorandum of Understanding or interpretations thereof (except interpretations resulting from arbitration proceeding hereunder) will be recognized unless agreed to by the City Manager and the Association.

- 23.10** The Association, its members and representatives, agree that it and they will not engage in, authorize, sanction, or support any strike against the City of Pleasanton. The Association, its members and representatives, further agree that it and they will not engage in, authorize, sanction, or support any strike, slowdown, stoppage of work, curtailment of production, concerted refusal of overtime work, refusal to operate designated equipment (provided such equipment is safe and sound) to perform customary duties; and neither the Association nor any representative, therefore, shall engage in job action for the purpose of effecting changes in the directives or decision of management of the City, nor to effect or change of personnel or operations of management or of employees not covered by the Memorandum of Understanding.
- 23.11** (1) The provisions of this Section shall not abridge any right to which an employee may be entitled under the City Ordinance and resolutions, nor shall it be administered in a manner which would abrogate any power which may be within the sole province and discretion of the City Council.
- (2) All grievance of employees in representation units represented by the Association shall be processed under this section.

Section 24. Medical Examination

In the event the department head or City Manager determines there is a necessity for a medical examination, an employee shall submit to such medical examination at any time during such employee's employment. Such examination shall be given by a physician selected by the City and the full cost of such medical examination shall be borne by the City as shall any additional medical examinations required by the City.

Should the employee disagree with the medical opinion of the physician selected by the City, the employee may consult with his/her own physician and, if his/her private physician's report conflicts with that of the City's physician in terms of ability to work at the employee's regular job, then the employee may request a medical evaluation through a third physician mutually agreed upon by the employee and the City. The cost for such examination will be equally shared by the City and the employee and the decision of this third physician concerning the continuing ability of the employee to perform his/her work shall be the basis for returning the employee to his/her regular work.

The above procedures shall be utilized for psychological examinations and evaluations of employees except that the employee shall be notified of the reason for the examination. Should a psychological examination or evaluation report be prepared, such document shall be kept confidential according to the requirements of the state law.

Section 25. Outside Employment

Employees who plan to participate in any gainful occupation other than City service during off-duty time must secure written permission to do so from the Chief of Police. The City retains the right to refuse permission to any employee for such outside employment whenever it appears to the City that such outside employment would materially interfere with the proper performance of the City's service for which the employee has been hired, or that such outside employment may place the employee in a position of conflict with the City.

In the event of illness or injury incurred by members so employed or arising out of such employment, the City will in no way be responsible for compensation or any other benefits.

Use of City equipment or City identification by signs, insignia, or dress is permitted only while working for the City.

No employee shall solicit outside employment while on duty for the City nor use his City position as an aid or leverage to gain outside employment.

Section 26. Separability of Provisions

In the event that any provision of this Memorandum of Understanding is declared by a court of competent jurisdiction to be illegal or unenforceable, that provision of the Memorandum of Understanding shall be null and void, but such nullification shall not affect any other provisions of this Memorandum of Understanding, all of which other provisions shall remain in full force and effect.

Section 27. Printing of Memorandum of Understanding

The City shall provide to all employees an electronic copy of the Memorandum of Understanding. In addition, the City shall print sufficient copies of this Memorandum of Understanding in booklet form for distribution to the Pleasanton Police Officers' Association's executive board members.

~~The City shall print one hundred fifty (150) copies of this Memorandum of Understanding in booklet form including a table of contents. The City and the Association shall share the cost of the printing. The Association shall assume responsibility of distributing copies to represented employees.~~

Section 28. Miscellaneous

28.1 Americans with Disabilities Act

The City and the Association recognize that the City has an obligation under law to meet with individual employees who allege a need for reasonable accommodation in the workplace because of a disability. If by reason of the aforesaid requirement the City contemplates action to provide reasonable accommodation to an individual employee in compliance with the ADA which are in potential conflict with any provisions of this Memorandum of Understanding, the Association will be advised of any such proposed accommodation and be afforded an opportunity to discuss same prior to implementation by the City.

28.2 Seniority Shift Sign Up

See Exhibit C attached.

28.3 Hours of Work

4/10 Schedule

The four-10 work schedule will apply to officers and sergeants covered by this Agreement. However, it is understood and agreed that the Department may propose alternative schedules during the term of this Agreement. Changes shall be by mutual agreement. Officers and sergeants will work four 10 hour shifts each week, then take three consecutive days off. Exceptions to the 4/10 schedule may be made for individual assignments. At such time that an exception to the 4/10 is being considered, the Department shall notify the POA and shall meet upon request to discuss the details of the scheduling change.

Conditions

1. An employee's schedule may be suspended and replaced by a "Five-8" work schedule in case of formalized training courses, military leave, and modified duty occurring in any portion of one or more pay periods.
2. The Chief of Police reserves the right to temporarily change work assignment, times and scheduled days off to accommodate for training, transfers, promotions, injuries, workload, emergencies, termination and for those employees placed on Performance Improvement Plans. If such a change is necessary, every effort will be made so as to only affect other Officers in order of reverse seniority. Absent exigent circumstances the Department will provide direct notice to the employee at least 72 hours prior to the change. In the event the Department fails to give an employee at least seventy-two (72) hours prior notice of a shift change, the employee will be paid two (2) hours at time and one-half in addition to all scheduled hours (at the regular rate) for the adjusted shift. It is understood that notice is not required for scheduled or emergency overtime as that is not considered a shift adjustment.
3. The starting and ending time of work shifts will remain a management prerogative. Once established, they may be changed after notice to the Association and upon request, meeting and conferring with the Association regarding the impact of the change in hours.
4. Any leave will be handled on the basis of the hours taken. Absence on a ten hour day will require 10-hours leave. Absence on a nine hour day will require 9-hours leave. Absence on an eight hour day will require 8-hours leave.

Team Policing Schedule

All terms and conditions of this Memorandum of Understanding not otherwise modified in this section shall remain in full force and effect.

Effective January 4, 2014 the Police Department implemented a team based hybrid schedule (TBHS) for Officers and Sergeants assigned to the Operations Division - Patrol Unit. The TBHS consists of Schedule A, which is four (4) ten (10) hour days for employees working Monday through Thursday; and Schedule B, which is three (3) twelve and a half (12.5) hour days for employees working Friday through Sunday. Transition to, and continuation of, this schedule is dependent upon acceptable staffing levels as determined by the Police Chief at the time of transition.

The Department desires to balance the employee's needs with the Department's need for flexibility and discretion in assigning personnel to meet operational staffing levels. While balance is desirable, the paramount concern is the need to meet operational requirements of the

Department. Nothing included in this section is meant to reduce or infringe upon the City's rights as identified in Section 6 of the MOU between the PPOA and the City.

Both the Police Chief and the PPOA have the right to discontinue the TBHS based on identified concerns. Notice to discontinue the TBHS shall be given to the other party in written form 45-days prior to the beginning of a shift cycle.

1. WORK PERIODS, CYCLES AND HOURS

a. Definitions:

- Notwithstanding the overtime standard established in Section 2 of this Side Letter, the City declares, pursuant to the Fair Labor Standards Act, 29 U.S.C. section 207(k), a regularly occurring work period comprised of twenty-eight (28) consecutive days, to begin on January 4, 2014. Each calendar year will consist of thirteen (13) work periods.
- A cycle is a grouping of four (4) or five (5) work periods: January – May (4 work periods), May – September (5 work periods) and September – January (4 work periods)

b. Employees are expected to work 160 work hours during each 28-day work period.

- Employees who work Schedule A will meet this requirement during each work period.
- Employees who work the Schedule B will have worked 150 hours during each work period. Therefore, they are required to work an additional thirteen (13) 10-hour days each year; one per 28-day work period.

c. Four (4) of the 10-hour days are required training days. The Department will designate the specific work periods and dates for the training.

The remaining nine (9) 10-hour days for the year are designated as relief days. On these relief days, employees shall 1) provide relief coverage for training, 2) attend discretionary training programs, or 3) take part in operational or other activities as designated by the Department.

d. The start and end times of work shifts will remain a management prerogative. Once established, they may be changed after notice to the Association and upon request, meeting and conferring with the Association regarding the impact of the change in hours.

2. OVERTIME

a. Overtime must be approved in advance by the Chief of Police or his or her designee.

b. Employees who are required to work in excess of their regularly scheduled 10- or 12.5-hour day shall accrue overtime for this time worked at the rate of time-and-one-half the employee's regular rate of pay.

3. SHIFT TRADES

a. Employees shall be permitted to substitute or "shift trade" for one another, when approved by the employees' supervisor and the change does not interfere with or

otherwise create additional burden on the staffing or operation of the Police Department. When a shift trade occurs, the employee who was originally scheduled to work the shift shall be credited, for FLSA and payroll purposes, as though he or she worked that shift and the employee who works in place of the scheduled employee shall not receive compensation from the City or be credited with hours worked under the FLSA for this time worked. By agreeing to shift trades, both employees acknowledge that they do so freely. Any employee may refuse to shift trade without sanction and without being required to explain or justify the decision. The City is not required to keep a record of shift trades.

- b. Shift trades may occur among employees working shifts of different lengths, so long as the trade is made freely and voluntarily by both employees. For example, employees who work 10-hour shifts may trade with employees who work 12.5-hour shifts and vice versa.

4. STAFFING LEVELS

- a. Minimum staffing standards apply at all times. Requests to take time off on training or relief days may be denied to meet minimum staffing standards or to accommodate training or operational needs.
- b. Minimum staffing levels of Patrol Teams are as follows:
 - Schedule A (Monday – Thursday, 10-hour shifts)
 - Team 1 - Day Watch – Five Officers & One Sergeant
 - Team 2 - Night Watch – Five Officers & One Sergeant
 - Team 3 - Morning Watch – Five Officers & One Sergeant
 - Schedule B (Friday – Sunday, 12.5-hour shifts)
 - Team 4 - Day Watch – Five Officers & One Sergeant
 - Team 5 - Night Watch – Two Officers (Fridays & Saturdays only)
 - Team 6 - Morning Watch – Five Officers & One Sergeant
- c. Staffing levels of Patrol Teams, as determined by the Police Chief, may be changed at any time to accommodate the operational needs of the department.

5. ADVANCE NOTICE

- a. Absent exigent circumstances, the Department will provide direct notice to the employee at least 72 hours prior to the change. In the event the Department fails to give an employee at least seventy-two (72) hours prior notice of a shift change, the employee will be paid two (2) hours at time and one-half in addition to all scheduled hours (at regular rate) for the adjusted shift. It is understood that notice is not required for scheduled or emergency overtime as that is not considered a shift adjustment.

6. RELIEF POSITIONS

- a. Two Sergeants will be designated as Relief Supervisors.
 - One Sergeant will be required to work Schedule A - Night Watch. This will be designated as the “home shift”.
 - One Sergeant will be required to work Schedule B - Night Watch (“home shift”).

- b. All but two Officer Positions assigned to work Schedule B - Night Watch will be designated as Relief Officers.
- c. All Relief Positions may be moved from their “home shifts” to fill shift vacancies on Schedule A or Schedule B.
 - Schedule adjustments shall be made in a manner that will not conflict with an employee’s scheduled Annual Vacation, Paid Time Off, or days off that are adjacent to scheduled time off.
- d. The Department will make every effort to provide as much advance notice as possible; however, a minimum of 72- hours advance notice will be provided to the Relief employees prior to an adjustment from their “home shifts” (see Section 4 of this Side Letter).
 - Adjustments from Night Watch to Morning Watch on Schedule B are exempt from the 72-hour notice requirement outlined in Section 4 of this Side Letter.

7. MAXIMUM HOURS WORKED

- a. In the event an employee is required to work beyond his/her normal shift, the employee shall not be required to work more than 15.5 consecutive hours.
- b. The Department shall endeavor to provide employees with a minimum of eight hours off between shifts.
- c. Maximum hours worked and minimum hours off are subject to change at the discretion of the Police Chief based upon organizational need as a result of emergencies, disasters, and major incidents.

8. VACATION SIGN UPS

- a. Only one Patrol Officer at a time will be granted Annual Vacation/Paid Time Off on each watch.
- b. Only one Patrol Sergeant at a time will be granted Annual Vacation/Paid Time Off on Schedule A and one on Schedule B.
- c. Employees may sign up for leave equal to one year of annual vacation accrual (maximum of five weeks). PTO time is not included.
- d. Leave will be accounted for on an hour for hour basis. Thus, absence on a 10-hour day will require 10 hours of vacation leave and absence on a 12.5-hour day will require 12.5 hours of vacation leave.
- e. Employees may sign up for vacation leave on their required training days; however, they are required to meet the training requirements.
- f. When signing up for vacation leave, employees are required to sign up for at least a block of days equivalent to their work week. their entire work week.
 - ~~Employees working Schedule A are required to sign up for a minimum of four consecutive days off, from Monday to Thursday.~~
 - ~~Employees working Schedule B are required to sign up for a minimum of three consecutive days off, from Friday to Saturday.~~
- g. Employees may sign up to take their relief days off, as long as they meet their training requirement.
- ~~h. Exhibit B of the MOU (Annual Vacation Sign Up and Shift/Assignment Bid), Sections 7, 8 and 9 are not applicable under the terms of this Side Letter.~~

9. SPECIAL CONDITIONS

- a. ~~Officers and Sergeants will sign up based on seniority. Under the TBHS, each employee will be required to move to a different team at least once every fifth cycle. Employees who fail to meet this requirement may be administratively assigned to a team by the Police Chief.~~
- b. The Police Chief reserves the right to temporarily change work assignments, start and end times and scheduled days off to accommodate training, injuries, workload, emergencies, personnel-related actions (including accommodating employees placed on Performance Improvement Plans), etc. If such a change is necessary, every effort will be made to seek employees who volunteer to make the change. Otherwise, the Department will implement changes to impact employees in “reverse seniority” order.
- c. To ensure adequate canine coverage, a Canine Officer is required to work on Team 5 (Schedule B - Night Watch). The remaining two Canine Officers may select from Teams 1, 2 and 3 (Schedule A - Day, Night, and Morning Watch, respectively). However, each Team may have only one Canine Officer serving at a time.
- d. Staffing of Patrol Teams has priority over collateral assignment training opportunities (i.e., SWAT, CNT, K-9, etc.). However, the Department will strive to accommodate organizational training requirements when feasible.
- e. Should the need arise for a Field Training Officer (FTO) on one of the six Teams, the Police Chief shall implement a temporary reassignment to meet the Department’s training needs.
- f. An employee’s schedule may be suspended and replaced by a “5/8” work schedule to accommodate formalized training courses, military leave, modified duty, etc. occurring in any portion of one or more pay periods.
- g. ~~The following Sections of Exhibit C of the MOU (Seniority Shift Sign Up Program) are not applicable under the terms of this Side Letter:~~
 - ~~Process—Sections 2, 3 and 5~~
 - ~~Special Consideration—Section 1~~

10. EVALUATION SCHEDULE MODIFICATIONS

The Department and the Association may mutually agree to modify the regular patrol work schedules of employees in represented classifications by mutual agreement. Any changes must be memorialized in a written agreement to be signed by the Chief of Police or the Chief’s designee, and the Association President.

- a. ~~The Department will include the PPOA in an evaluation of the TBHS after each cycle through the January 2015 cycle. The purpose of the evaluation is to identify operational concerns and assess the overall effectiveness of the schedule. The assessment should minimally include: adequate staffing levels, productivity, response times, budgetary impacts, fatigue, and morale.~~
- b. ~~The Department will meet with the PPOA to address unforeseen operational issues that may occur as a result of this agreement.~~

11. TERMINATION OF TEAM BASED HYBRID SCHEDULE

- a. ~~If the TBHS does not meet the needs of either the Department or the PPOA, the Police Chief shall order a return to the existing 4/10 schedule as previously identified in MOU Section 28.3, and provide 45 days of advance notice prior to the start of a shift cycle to allow for seniority shift sign up.~~

~~b. The "Team Policing Schedule" portion of MOU Section 28.3 shall terminate should the parties discontinue the TBHS.~~

28.4 Deferred Compensation Program

All employees are eligible to participate in the City's deferred compensation program. The City shall contribute one-half percent (.5%) of the employee's base compensation into a 457 deferred compensation plan. The contribution is tax-deferred, and counts towards the 457 annual maximum deferral as designated by the IRS. Employees without an existing 457 account with a City sponsored provider must establish one in order to receive the City contribution, but no employee contribution to the account is required.

Section 29. Past Practices and Existing Memorandum of Understanding

- 29.1 Continuance of working conditions and practices not specifically authorized by ordinance or by resolution of the City Council is not guaranteed by this Memorandum of Understanding.
- 29.2 This Memorandum of Understanding shall supersede all existing memoranda of understanding between the City and the Association.
- 29.3 This Memorandum of Understanding represents a complete and final understanding and agreement on all issues negotiated between the City representatives and the Association's representatives.

Made and entered into this _____ day of _____ 202~~6~~3.

City of Pleasanton

Pleasanton Police Officers' Association

By:

By:

Gerry Beaudin

Brian Jewell

~~Veronica Thomas~~ Xaveria Scoggins

~~Jason Hunter~~ Jimmy Boland

~~Tonia Baligh~~ Tina Pruett

~~Matt Kroutil~~ DelVaughn Billups

~~Xaviera Scoggins~~

~~Ken White~~ Josh Cerri

Ken White

EXHIBIT A
SALARY SCHEDULE

EFFECTIVE JUNE 6, 2026
 POLICE OFFICERS' ASSOCIATION SALARY SCHEDULE-TYLER MUNIS SYSTEM

POSITION	STEP	HOURLY	BI-WEEKLY	MONTHLY	ANNUAL
POLICE OFFICER	A	60.65	\$4,852.00	\$10,512.67	\$126,152
	B	63.65	\$5,092.00	\$11,032.67	\$132,392
	C	66.85	\$5,348.00	\$11,587.33	\$139,048
	D	70.20	\$5,616.00	\$12,168.00	\$146,016
	E	73.68	\$5,894.40	\$12,771.20	\$153,254
POLICE SERGEANT	A	74.03	\$5,922.40	\$12,831.87	\$153,982
	B	77.75	\$6,220.00	\$13,476.67	\$161,720
	C	81.63	\$6,530.40	\$14,149.20	\$169,790
	D	85.73	\$6,858.40	\$14,859.87	\$178,318
	E	90.01	\$7,200.80	\$15,601.73	\$187,221

EFFECTIVE JUNE 5, 2027

POLICE OFFICERS' ASSOCIATION SALARY SCHEDULE-TYLER MUNIS SYSTEM

POSITION	STEP	HOURLY	BI-WEEKLY	MONTHLY	ANNUAL
POLICE OFFICER	A	62.77	\$5,021.60	\$10,880.13	\$130,562
	B	65.88	\$5,270.40	\$11,419.20	\$137,030
	C	69.19	\$5,535.20	\$11,992.93	\$143,915
	D	72.66	\$5,812.80	\$12,594.40	\$151,133
	E	76.26	\$6,100.80	\$13,218.40	\$158,621
POLICE SERGEANT	A	76.62	\$6,129.60	\$13,280.80	\$159,370
	B	80.47	\$6,437.60	\$13,948.13	\$167,378
	C	84.49	\$6,759.20	\$14,644.93	\$175,739
	D	88.73	\$7,098.40	\$15,379.87	\$184,558
	E	93.16	\$7,452.80	\$16,147.73	\$193,773

EFFECTIVE JUNE 3, 2028

POLICE OFFICERS' ASSOCIATION SALARY SCHEDULE-TYLER MUNIS SYSTEM

POSITION	STEP	HOURLY	BI-WEEKLY	MONTHLY	ANNUAL
POLICE OFFICER	A	65.28	\$5,222.40	\$11,315.20	\$135,782
	B	68.52	\$5,481.60	\$11,876.80	\$142,522
	C	71.96	\$5,756.80	\$12,473.07	\$149,677
	D	75.57	\$6,045.60	\$13,098.80	\$157,186
	E	79.31	\$6,344.80	\$13,747.07	\$164,965
POLICE SERGEANT	A	79.68	\$6,374.40	\$13,811.20	\$165,734
	B	83.69	\$6,695.20	\$14,506.27	\$174,075
	C	87.87	\$7,029.60	\$15,230.80	\$182,770
	D	92.28	\$7,382.40	\$15,995.20	\$191,942
	E	96.89	\$7,751.20	\$16,794.27	\$201,531

EXHIBIT B

ANNUAL VACATION SIGN UP AND SHIFT/ASSIGNMENT BID

Annual Vacation Sign-Up Program

Number of Personnel Allowed Off

1. No more than one Traffic Officer will be granted vacation during any given time.
2. No more than one sergeant from the Investigations Division ~~combination of the CIU, SIU and YCSU~~ will be granted annual vacation during any given time.
3. No more than one sergeant or one officer from PSU will be granted vacation during any given time.
4. No more than two officers assigned to CIU and ~~SIU-SEU~~ will be granted vacation during any given time.
5. No more than one SRO will be granted vacation time during a week when schools is in session. No more than two officers from YCSU will be granted vacation during any given time.
 - a. ~~No more than one DARE officer will be granted vacation time during a week when school is in session.~~
 - b. ~~No more than on SRO will be granted vacation time during a week when school is in session. Any Officer assigned to SRO who signs up for annual vacation during the non-academic school year (Summer) shall be guaranteed their approved annual vacation regardless of any transfer to another Division/other Unit during that calendar year.~~
- ~~6. Any Officer assigned to YCSU who signs up for annual vacation during the non-academic school year (Summer) shall be guaranteed their approved annual vacation regardless of any transfer to another Division/other Unit during that calendar year.~~
6. No more than one ARU Officer will be granted vacation during any given time.
- ~~7. No more than one patrol sergeant shall be granted vacation during any given time.~~
- ~~8. No more than two patrol officers from each watch shall be granted vacation at any given time.~~
- ~~9. The Division Commander may approve a one-day overlap, which will allow three patrol officers on the same watch to be on vacation for that single day.~~

EXHIBIT C

SENIORITY SHIFT SIGN UP PROGRAM

The Operations Division will implement the Seniority Shift Sign-Up Program for work schedule selections (watch and days off) using the following criteria:

Eligibility

1. The program will be available to non-probationary sergeants and officers who are assigned, or who will be assigned, to the Operations Division as of the first pay period of the calendar year.
2. Officers or sergeants who have been, or are expected to be, off duty for more than eight regularly scheduled shifts due to an injury or illness at the time to which he/she has been assigned to select a work schedule (and vacation) will not be allowed to participate in the sign-up program unless he/she provides a doctor's verification, in a form acceptable to the Division Commander, stating that the employee will be released for full duty within 30 days after the first pay period of the calendar year. This restriction shall not apply to employees whose absence arises from protected leave under the FMLA/CFRA/PDL due to the birth of child, adoption, or placement of a foster child, as such employees will be allowed to participate in the sign-up program if the employee can identify the date the employee will return for full duty from their protected leave. Such employees may be administratively assigned for the remainder of the Department's administrative trimester (i.e., 4-month period) if the employee's return to full duty is not within 30 days of the start of an administrative trimester.

Seniority

1. Sergeants' seniority will be based on date of promotion. If more than one sergeant were promoted on the same date, seniority will be determined by the individual's position on the sergeant's promotional list. If more than one sergeant were promoted on the same date from a banded list, the Chief of Police shall determine seniority.
2. Officers' seniority will be based on their date of hire as a police officer. If more than one officer was hired on the same date, seniority will be determined by the individual's position on the hiring list. If officers are hired on the same date, but from a banded list or from different lists, seniority will be determined in the following manner:
 - a. Lateral Officers will have seniority over academy graduate officers and entry-level officers. If more than one lateral officer is hired on the same date, seniority will be determined by the officer's tenure as a peace officer.
 - b. Academy graduate officers will have seniority over entry-level officers.
 - c. If seniority cannot be determined in any other manner, seniority will be determined by the drawing of names.
3. If any person holding a rank higher than officer is returned to the rank of officer, either voluntarily or following a disciplinary action, that individual's seniority will be based on his/her original date of hire.

4. If any person holding a rank higher than sergeant is returned to the rank of sergeant, either voluntarily or following a disciplinary action, that individual's seniority will be based on his/her original date of promotion to sergeant.
5. Should an officer or sergeant be re-instated following termination, due to the decision of an arbitrator or a court, the individual's seniority will be determined as if the individual had not been terminated.
6. Should an officer's or sergeant's employment be terminated and the individual later re-hired, seniority will be based solely upon the date of re-hire.

Process

1. In order to facilitate the timely completion of the seniority sign-up program for Operations Division personnel, two weeks prior to the beginning of the process the Operations Division Commander will cause a notice to be posted. The notice will contain the beginning and ending dates of the sign-up process and the blocks of time allocated to all concerned personnel, as described in this memorandum of understanding.
2. Officers will sign-up for ~~two six-month~~ their work schedules on or around September 15th, but no later than October ~~14th~~ 25th.
3. Sergeants will sign-up for their annual shift bid one week before officers. ~~two six-month work schedules on October 15th, but no later than October 25th.~~
4. The target date for posting the finalized schedule will be the first week of November.
5. The work schedule will go into effect at the start of the first pay period in January ~~and July of~~ each year.
6. Participating personnel will be assigned a specific block of time during which he/she may select watch and days off.
7. The assigned sign-up times will be no less than two (2) hours between employees.
8. In the event an employee fails to sign-up during his/her two (2) hour block, he/she may only sign-up following the completion of sign-ups on their scheduled date, between the hours of 2200 and 0600. Should the employee fail to sign-up at that time, he/she may sign-up following the completion of the sign-up process for a subsequent day, but again only between the hours of 2200 and 0600. Those failing to sign-up will be subject to assignment at the discretion of the Operations Division Commander.
9. No sign-up blocks will be assigned between 2201 hours and 0559 hours.
10. Once the process is completed, should any of the scenarios set forth in numbers 3 through 6 under Seniority occur, those individuals will not be allowed to sign up for work or vacation schedules until the next annual process.

11. Implementation of the seniority sign-up program will be the responsibility of the Operations Division Commander. The PPOA Board of Directors will assist the Operations Division Commander in the facilitation of the seniority sign-up program.

Special Consideration

1. Canine officers will be included in the program. One canine officer must be assigned to each watch, when practical. Due to the limited number of officers assigned to this special assignment and the need for handler and canine experience, movement among watches is mandatory and canine officers may not stay on the same watch for longer than one year. Failure to show movement will be grounds for the Chief of Police to deny one or more of those officers' watch preferences and for the Chief of Police to make the watch assignments.
- ~~2. Trading work schedules (watch and days off) will not be allowed once the individual has made his/her selection.~~
- ~~3.2. When transfers occur from a special assignment, the individual transferred from the special assignment will assume the schedule, watch and days off of the individual who has been assigned the special assignment. be placed on a shift based on shifts available to include those occupied by probationary employees.~~
- ~~4.3. In cases when sergeants and officers make their shift selection during times when they are not scheduled to work they will not be compensated for that time.~~

EXHIBIT D

CATASTROPHIC LEAVE POLICY

PURPOSE

The catastrophic leave program permits employees to donate hours of sick leave, vacation leave or compensatory time for the purpose of providing eligible employees, upon approval, additional hours of paid leave.

CATASTROPHIC ILLNESS OR INJURY

A catastrophic illness or injury is a major medical condition that disables the employee from working for a protracted period of time.

ELIGIBLE EMPLOYEE

An employee who because of a catastrophic illness or injury has exhausted his/her accrued sick leave, vacation leave, compensatory time, and:

1. Is ineligible for any city disability income benefits; and
2. Has an acceptable sick leave record as determined by the sick leave administrative committee upon the recommendation of the employee's department head.

DONATING SICK LEAVE

Employees may donate sick leave, vacation leave or compensatory time to an eligible employee approved for catastrophic leave upon completion of the necessary form. Donations of sick leave once made are irrevocable.

REQUESTING/APPROVING CATASTROPHIC LEAVE

Requests for catastrophic leave must be in writing and be accompanied by a physician's certificate attesting to the catastrophic illness or injury.

ADMINISTRATION

The catastrophic leave shall be administered by a committee comprised of two representatives designated by the POA and two representatives designated by the city manager. The committee shall be responsible for reviewing requests for catastrophic leave and determining the requesting employee's eligibility for such leave. The committee shall recommend to the city manager if the request should be approved, the number of catastrophic leave hours to be granted, and under what conditions. The city manager's decision regarding the request shall be final. *(NOTE: Per IRS rules and regulations, all donations received by eligible employees are subject to regular payroll tax deductions.)*

EXHIBIT E

POA SURVEY AGENCIES

Antioch
Concord
Fremont
Hayward
Livermore
Milpitas
San Leandro
Union City
Walnut Creek

EXHIBIT F

DEFINITION OF UNFORESEEABLE EMERGENCY

For purposes of Section 11.6, the following is the definition of "unforeseeable emergency" as defined by Treasury Regulation § 1.457-6(c)(2): An "unforeseeable emergency" is a severe financial hardship of the participant or beneficiary resulting from an illness or accident of the participant or beneficiary, the participant's or beneficiary's spouse, or the participant's or beneficiary's dependent (as defined in section 152, and, for taxable years beginning on or after January 1, 2005, without regard to section 152(b)(1), (b)(2), and (d)(1)(B)); loss of the participant's or beneficiary's property due to casualty (including the need to rebuild a home following damage to a home not otherwise covered by homeowner's insurance, such as damage that is the result of a natural disaster); or other similar extraordinary and unforeseeable circumstances arising as a result of events beyond the control of the participant or the beneficiary. For example, the imminent foreclosure of or eviction from the participant's or beneficiary's primary residence may constitute an unforeseeable emergency. In addition, the need to pay for medical expenses, including non-refundable deductibles, as well as for the cost of prescription drug medication, may constitute an unforeseeable emergency. Finally, the need to pay for the funeral expenses of a spouse or a dependent (as defined in section 152, and, for taxable years beginning on or after January 1, 2005, without regard to section 152(b)(1), (b)(2), and (d)(1)(B)) of a participant or beneficiary may also constitute an unforeseeable emergency. Except as otherwise specifically provided in this paragraph (c)(2)(i), the purchase of a home and the payment of college tuition are not unforeseeable emergencies under this paragraph (c)(2)(i).

Side Letter of Agreement #1

JOINT COMMITTEE

~~During the term of this Agreement, the City and the PPOA shall convene a Joint Committee consisting of two City Management representatives and two members of the PPOA.~~

~~The purpose of this joint committee is to discuss department diversity, personal appearance, grooming, and incentivizing special assignments. The commission will produce recommendations to be considered by the City and PPOA bargaining teams responsible for negotiating a successor agreement in 2020. The recommendations developed by the joint committee will not be binding.~~

Introduction of proposed Memorandum of Understanding between the City of Pleasanton and the Pleasanton Police Officers' Association (PPOA)

City Council Meeting: May 5, 2026



1

Background and Negotiations Timeline



2

PPOA Background and Negotiations Timeline

- 74 represented sworn law enforcement personnel
 - 61 Officers / 13 Sergeants
- The three-year Memorandum of Understanding expires on May 31, 2026
- City representatives and representatives of the PPOA engaged in 5 negotiation meetings
- April 15, 2026
 - Total tentative agreement reached for a successor MOU
- April 21, 2026
 - PPOA ratified the total tentative agreement



3

Principal Terms of Tentative Agreement



4

Principal Terms of the Tentative Agreement

Term	3 years (June 1, 2026 to May 31, 2029)
Salary Increases	June 1, 2026 - 3% June 1, 2027 - 3.5% June 1, 2028 - 4%
Longevity Pay (Effective June 1, 2026 – 2% Master Officer Pay eliminated)	June 1, 2026 - 2% after 8 years of service 4% after 12 years of service July 1, 2028 - 3% after 8 years of service 6% after 12 years of service
Bilingual Pay	Effective June 1, 2026 Eligible certified employees receive \$100 per pay period
Shift Differential	Employees with shift hours between midnight and 6 a.m. receive: June 1, 2026 - 3% June 1, 2028 - 5%



5

Staff Recommendation / Next Steps



6

Staff Recommendation / Next Steps

- Step One
 - Introduction of proposed Pleasanton Police Officers' Association (PPOA) Contract
 - Obtain public input / Council comment regarding tentative agreement
- Step Two
 - On the May 19, 2026, meeting agenda for the Council to consider adoption



7

QUESTIONS?



8

May 5, 2026
Police

TITLE: RECEIVE AN UPDATE ON THE POLICE DEPARTMENT'S OPERATIONS, SERVICES AND ACTIVITIES

SUMMARY

The Police Department has presented reports to the City Council on community policing and department operations for the past four years. This report summarizes 2025 activities across all areas of the police department, including service levels, crime trends, staffing, training, technology, and community engagement efforts.

RECOMMENDATION

Receive the Pleasanton Police Department Annual Report for 2025.

BACKGROUND

The Pleasanton Police Department has provided annual updates to the City Council on department operations and public safety services since 2021. This report presents a summary of 2025 activities, including service levels, crime trends, staffing, training, technology, and community engagement efforts.

DISCUSSION

In 2025, the Department continued to deliver core public safety services while making progress in several key areas. Property crime declined, proactive enforcement activity increased, staffing levels improved significantly, and employee training and development remained a priority. The Department also advanced specialized programs, technology initiatives, and community partnerships to support effective service delivery and public safety outcomes.

Looking ahead, the Department will continue to focus on recruitment and succession planning, operational readiness, responsible technology implementation, and maintaining high-quality police services for the Pleasanton community.

Calls for Service and Workload

In 2025, the Police Communications Center remained a critical lifeline for the community, handling a significant volume of emergency and non-emergency activity. Dispatchers answered a total of 66,197 inbound calls for service, demonstrating the community's continued reliance on timely access to police services. Of these, 18,599 were 9-1-1 emergency calls, each requiring rapid assessment, prioritization, and resource coordination. These calls represent situations where immediate response was essential, highlighting the vital role dispatchers play as first responders.

Administrative line calls were down in 2025 compared to the previous year, which can be attributed to the expansion of direct contact options across units. By implementing additional dedicated phone lines and more broadly promoting those numbers to the community, callers

can now connect directly with the appropriate unit. This has helped streamline communication, reduce call volume on the main administrative line, and ensure that general inquiries are routed more efficiently without impacting access to police services.

Overall, the Department responded to 33,605 calls for service, reflecting the wide range of incidents handled by field personnel from urgent, high-priority emergencies to routine requests for assistance and proactive policing efforts.

Table 1. Calls for Service 2022-2025

	2022	2023	2024	2025
911 Calls	17,412	18,834	17,136	18,599
10-digit emergency calls	13,851	13,669	12,274	12,137
Admin inbound calls	37,426	37,627	36,893	34,102
Abandoned calls	1,698	1,379	1,659	1,359
Total inbound calls	70,387	71,509	67,962	66,197
Total outbound calls	27,657	26,791	21,933	21,328
Total inbound and outbound calls	98,044	98,300	89,895	87,525

Response Times

The Department measures response times by assigning calls for service a priority level of 1, 2, or 3 based on the information available at the time of dispatch. Priority 1 calls generally involve in-progress crimes or incidents in which there may be an immediate danger of harm to a person or persons. For 2025, response times were calculated using the Department’s current Computer Aided Dispatch (CAD) system, which measures response time from the initial answer of the call to the time an officer arrives on scene.

Under the Department’s previous records management methodology, used before 2025, emergency response times were calculated using Priority 1 calls, while Priority 2 through 6 calls were grouped as non-emergency response times. Because the current CAD system captures response activity differently, the 2025 response time data is reported by Priority 1, Priority 2, and Priority 3 categories to provide a more detailed view of service delivery.

Beginning in 2026, the Department will implement a revised response-time reporting method to provide a more accurate representation of emergency response performance. Emergency response times will be measured based on calls to which officers respond Code 3, with lights and sirens, reflecting actual emergency responses. All other calls for service will be reported as non-emergency response times. This updated approach will improve the Department’s ability to evaluate operational performance and provide a clearer and more meaningful measure of police response to emergency incidents.

Table 2. Average Response Times 2025 (in minutes)

	2025
Average priority 1 response times	7:26
Average priority 2 response times	14:05
Average priority 3 response times	26:15
Overall average response times	17:36

For historical comparison purposes, the response time data reported in Table 3 for 2022 through 2024 were generated from the Department’s previous records management system, which measured response time from dispatch to officer arrival on scene. Under that methodology, Priority 1 calls were reported as emergency responses, while Priority 2 through 6 calls were reported as non-emergency responses. As a result, the historical data is presented to provide context, but is not directly comparable to the 2025 response time data generated by the current CAD system, which measures from the initial call answer to the officer's arrival on scene.

Table 3. Average Response Times 2022-2024 (in minutes)

	2022	2023	2024
Emergency Response Times	4:40	5:19	5:16
Non-Emergency Response Times	22:49	24:57	19:34

Crime Statistics

Table 4 summarizes Pleasanton’s four-year Part I crime trends. Reported crime data for 2022 through 2024 was submitted under the Uniform Crime Reporting (UCR) system, while 2025 data was reported under the California Incident-Based Reporting System (CIBRS). Because these reporting methodologies differ, 2025 figures are not directly comparable to prior years.

The Department transitioned from UCR to CIBRS, as required by the FBI. In December 2024, the City also implemented a new Computer-Aided Dispatch system and records management system that support CIBRS data collection and reporting. This transition is significant when reviewing crime statistics because CIBRS captures crime data in greater detail than the prior UCR methodology. Under UCR, only the most serious offense in an incident was counted, and only one crime was reported per incident, regardless of the number of offenses or victims involved. Under CIBRS, up to 10 reportable offenses arising from the same incident may be counted, and offenses are also reported separately for each victim. As a result, post-transition data may appear higher or otherwise different from prior years, not necessarily because crime increased, but because reporting is now more complete and accurate.

Under CIBRS, Pleasanton recorded 85 violent crimes in 2025, including 2 homicides, 7 rapes, 32 robberies, and 44 aggravated assaults. Property crime totaled 1,043 incidents, consisting of 136 burglaries, 114 motor vehicle thefts, 787 larceny/theft offenses, and 6 arsons. Overall, the total reported Part I crime in 2025 was 1,128 incidents. While these totals may be viewed alongside prior years for general context, direct year-over-year comparisons should be made with caution due to the reporting transition.

Table 4. Part I Crime Trends 2022-2025

Crime Category	UCR 2022	UCR 2023	UCR 2024	CIBRS 2025
Homicide	0	3	1	2
Rape	11	20	6	7
Robbery	18	33	35	32
Aggravated assault	53	36	42	44
Burglary	144	206	155	136
Motor vehicle theft	98	188	171	114

Larceny/theft	1,108	1,100	948	787
Arson	3	6	4	6
Total violent crime	82	92	84	85
Total property crime	1,353	1,500	1,278	1,043
Total crime reported	1,435	1,592	1,362	1,128

Clearance Rates and Investigative Outcomes

The transition also affects how clearance rates are reported. Table 5 summarizes Pleasanton’s four-year clearance rates. Under UCR, an incident could have been counted as cleared if the single most serious offense in the case is cleared. Under CIBRS, clearances are tracked at the offense level rather than only at the incident level, which creates a more detailed and exacting standard. This means an arrest or exceptional clearance for one offense does not necessarily clear all offenses associated with the same incident. In addition, CIBRS reporting does not include certain cases declined for prosecution by the District Attorney’s Office, even where probable cause exists, and the case has been submitted, or a warrant has been issued. In warrant cases, clearance is updated upon arrest. Accordingly, clearance rates reported under CIBRS may appear lower than under UCR, not necessarily because investigative performance declined, but because the reporting methodology is more detailed and restrictive.

In 2025, the Department cleared 65 percent of violent crimes, with strong results across several of the most serious categories, including a 100 percent clearance rate for homicides. Property crime clearance was 18 percent, slightly below recent years. These results reflect the ongoing efforts of the investigative teams to address complex cases and pursue accountability for offenders and closure for victims. The Department remains committed to improving clearance rates across all crime categories. It will continue leveraging technology, investigative resources, and data-driven strategies to enhance outcomes, particularly in property crime investigations.

Table 5. Clearance Rates 2022-2025

	UCR	UCR	UCR
	2022	2023	2024
Violent crime clearance rate	93%	87%	93%
Property crime clearance rate	20%	26%	21%
Cases assigned to investigators	1,811	1,521	1,510
Search warrants authored or served	166	182	198

	CIBRS
	2025
Violent crime clearance rate	65%
Property crime clearance rate	18%
Cases assigned to investigators	1,511
Search warrants authored or served	322

Arrests and Enforcement Activity

In 2025, total arrests decreased from the prior year. The Department recorded 854 arrests, compared with the 2022–2024 three-year average of 1,123, reflecting a decline of approximately 24 percent. Adult arrests totaled 808, down from the three-year average of

1,062, while juvenile arrests totaled 46, compared with a three-year average of 61. Despite the overall reduction in arrests, felony arrests increased to 217, exceeding the three-year average of 178. This trend suggests an emphasis on and prioritization of more serious offenses and cases that pose a higher risk to public safety.

Table 6. Arrests 2022-2025

Arrests	2022	2023	2024	2025
Total arrests	1171	1219	980	854
Adult arrests	1123	1129	935	808
Juvenile arrests	48	90	45	46
Felony arrests	193	184	156	217
Misdemeanor arrests	978	1035	824	637

Officer-Initiated Activity

Police incidents may be generated by service requests or by officer-initiated activities. Officer-initiated activity remained generally consistent from 2022 through 2024, averaging 22,094 on-view/self-initiated incidents annually, while requests for service averaged 37,344 and total incidents averaged 59,438.

In 2025, the Department recorded a notable increase in officer-initiated contacts, rising to 28,090 compared with 22,014 in 2024. At the same time, service requests declined to 33,605 from the three-year average of 37,344. As a result, total incidents increased to 61,695 in 2025, exceeding both the 2022–2024 average and each of the prior three years.

Overall, these statistics indicate a significant increase in proactive police activity in 2025, reflecting a greater level of officer-initiated engagement while calls for service trended downward.

Table 7. Officer-Initiated Activity 2022-2025

	2022	2023	2024	2025
Traffic stops	11,727	9,345	5,532	6,510
Moving/Mechanical Citations	1,296	1,427	624	2,174
Parking Citations	956	1,232	1,090	1,179
Courtesy Citations	921	843	421	1,048
Total Citations	3,173	3,502	2,135	4,401
On-view incidents	22,938	21,831	22,094	28,090

Traffic Safety

The Traffic Unit was reestablished in January 2025 after being absorbed into Patrol for 18 months due to staffing limitations. During the unit’s absence, both injury and non-injury collisions increased in 2023 and 2024. In 2025, with two officers and one sergeant assigned, the unit focused enforcement on the primary collision factors identified in the prior year’s data. These targeted efforts resulted in approximately 1,550 additional traffic citations and contributed to a reduction in overall collisions.

The unit also emphasized pedestrian safety in response to an increase in vehicle-versus-pedestrian collisions and related community concerns. The Department conducted a pedestrian safety awareness campaign in March, including social media outreach and a crosswalk enforcement operation, resulting in multiple citations. Pedestrian safety remains a continuing priority for 2026. The Department continued to prioritize foundational officer training, including expanded training in Driving Under the Influence (DUI) investigation, which contributed to an increase in DUI arrests in 2025.

Throughout 2025, the Traffic and Motor Units conducted focused enforcement operations addressing speeding, red light violations, distracted driving, following too closely, DUI offenses, pedestrian safety, and illegal e-motorcycle activity. Special operations included 22 State Office of Traffic Safety (OTS)-funded DUI saturation patrols, four distracted driving enforcement details resulting in 40 citations, two pedestrian safety enforcement details resulting in 18 citations, the towing of four illegal e-motos, and a DUI checkpoint funded through the CA Highway Patrol (CHP) Cannabis Tax Fund Grant, which resulted in five DUI arrests and 11 citations for unlicensed drivers.

The Department also participated in several regional traffic enforcement partnerships, including Commercial Officers of Southern Alameda County (COSAC), the County Integrated Traffic Enforcement (CITE) Team, and the High Impact Traffic Team (HITT). In 2025, HITT operations resulted in 2,419 citations, 78 vehicle tows, and 11 arrests. Collectively, these focused and collaborative enforcement efforts strengthened proactive traffic safety operations in 2025 and supported the City’s ongoing collision reduction goals.

Table 8. Traffic Safety Data 2022-2025

	2022	2023	2024	2025
Total collisions	320	369	323	312
Injury collisions	173	216	186	175
Fatal collisions	1	0	2	2
Dui collisions	38	42	34	43
Pedestrian-involved collisions	17	19	11	9
Bicycle-involved collisions	29	30	29	33
Dui arrests	87	104	92	131

Alternative Response Unit (ARU)

The Alternative Response Unit (ARU) is a specialized unit of non-uniformed officers paired with mental health clinicians. The unit’s primary responsibility is to assist people in crisis and provide emergency mental health resources. The ARU responds to calls that Patrol would otherwise handle, assists Patrol staff, and conducts proactive outreach.

Overall, crisis-related call volume remained stable in 2025, with the ARU conducting 230 evaluations, compared to 233 in 2024. Clinician-led interventions, including safety planning and other noncustodial response strategies, continued to support appropriate care decisions and helped maintain hold activity at a level generally consistent with the prior year. Within the school setting, ARU clinicians continued to work collaboratively with school counseling staff and families to provide early intervention and reduce the need for involuntary psychiatric holds pursuant to Welfare and Institutions Code section 5585. From January through December 2025, the ARU completed 55 Pleasanton Unified School District-related evaluations, compared

to 33 in 2024, while the hold rate declined slightly from 27.3% to 25.5%. School-year data also reflects continued improvement, with the hold rate decreasing from 39.5% in 2023–24 to 27.9% in 2024–25 and to 20.0% to date in 2025–26.

The ARU also continued its outreach efforts with unhoused individuals, emphasizing early engagement, relationship-building, and service connections to prevent issues from escalating into repeat calls for service. This approach contributed to a reduction in complaint-driven and enforcement-related activity compared to 2024, when larger encampment-related issues required additional outreach and support associated with five major clean-up operations. Combined deferred calls and patrol assists declined from 760 in 2024 to 735 in 2025, while proactive outreach contacts decreased from 508 to 449, suggesting fewer recurring service demands. Through continued coordination with community partners, the ARU assisted nine individuals with securing housing in 2025, compared to seven in 2024 and three in 2023, reflecting the continued value of a long-term, service-oriented response model despite reduced outreach support from CityServe due to budget and staffing constraints.

The ARU program has received several awards, including the League of California Cities’ Helen Putnam Award, and was just awarded the 2025 Program of the Year by the Alameda County Emergency Medical Services Agency.

Table 9. ARU Data 2024-2025

	2024	2025
ARU Calls for Service	1268	1184
Deferred from Patrol	457	483
Assisted Patrol	303	252
Mental health interventions-Proactive	508	449

School Resource Officer (SRO)

The School Resource Officer (SRO) Program continued to provide campus safety support, emergency preparedness, and positive engagement across school sites throughout the year. In addition to responding to calls for service, SROs participated in lockdown and evacuation drills, campus safety training, Bay Area Active Threat training, and a regional SRO and Juvenile Crime Summit addressing juvenile trends, legal updates, youth engagement strategies, and other emerging school safety issues.

In 2025, SROs responded to 323 calls for service and prepared 28 written reports. These reports resulted in four arrests, including three for battery and one involving possession of a knife on campus. The remaining reports primarily involved vandalism, theft, lost or found property, and documentation-only incidents. Where appropriate, enforcement actions were handled in a manner consistent with the program’s objective of maintaining students in the educational setting whenever feasible, including the use of Notices to Appear and diversion opportunities through Horizon’s Family Counseling. SROs also maintained a visible presence at school events, including athletic contests and dances, while remaining fully deployable to support critical incidents both on campus and throughout the community as needed.

The SRO Program also continued to demonstrate effective coordination between the school district and the City. In a case involving suspected child abuse, the SRO conducted a preliminary investigation and coordinated the transfer of the case to the Criminal Investigations

Unit for follow-up. This response reflected strong working relationships and protocols for appropriately addressing sensitive incidents. SROs also worked in coordination with the ARU and school staff to help connect students experiencing crises with appropriate mental health and support services. Continued collaboration, training, and relationship-building have strengthened the City’s ability to provide timely and appropriate interventions for students in need.

Use of Force

In 2025, the Department had a combined total of 61,695 officer-initiated and request-for-service incidents, resulting in 854 arrests. Physical force was used 59 times and 30 display of firearm-only incidents were reported. Comparing all 59 documented uses of force against the number of calls for service, force was used in 10 percent of incidents.

Table 10. Use of Force 2022-2025

	2022	2023	2024	2025
Chemical Agent	0	0	0	0
Conducted Energy Device	0	3	3	1
Control Hold	32	42	45	44
Firearm Display only	47	82	23	30
Firearm	1	0	0	0
Impact Weapon	0	0	1	0
Kinetic Energy Device	2	1	0	0
K-9	0	0	0	0
Takedown	11	23	15	13
Distraction Strike	0	0	0	1
Total	93	151	87	89

Personnel Complaints and Accountability

California law requires all complaints against a police officer to be investigated, and it is Department policy to investigate all complaints against any employee. Complaints may be generated by anyone outside the Department (external) or initiated by an internal member. A “Sustained” complaint means the investigation into the employee’s conduct identified a policy violation.

Table 11. Personnel Complaints 2022-2025

	2022	2023	2024	2025
Total complaints received	9	8	20	4
External complaints	4	6	13	4
Internal complaints	5	2	7	0
Sustained findings*	4	2	6	1

*Findings on one external complaint pending

Hiring, Staffing, and Retention

The Department is budgeted for 82 sworn positions and 35 professional staff in three divisions: Operations, Investigations, and Support Services. A captain or commander leads each division. The Operations Division includes uniform patrol, traffic, ARU, and SRO. The

Investigation Division consists of the Criminal Investigations Unit, Community Service Unit, Personnel & Training Unit, and Animal Services. The Support Services include Police Dispatch, Records, and Cadets.

As of January 2025, the Department had 11 sworn Police Officer vacancies and three (3) Professional Staff vacancies. Recruitment efforts yielded five (5) Police Recruit hires from 210 applications and one (1) lateral officer hire from 21 applicants. Three (3) professional Staff members were hired (Property Evidence Clerk, Maintenance Assistant, and a SCORE officer who is a Retired Annuitant). The Department also participated in a regional public safety career fair to support recruitment efforts.

While hiring efforts have been successful, deployable percentages remain at 78 percent due to medical limitations, military deployments, and multiple levels of Recruit or Field Training.

Table 12. Staffing Data

	Current
Authorized sworn positions	82
Filled sworn positions	81
Vacant sworn positions	1
Deployable sworn positions	64
Authorized professional staff positions	35
Filled professional staff positions	35
Vacant professional staff positions	0

	2025
Sworn hires	7
Professional staff hires	3
Retirements	6
Resignations	0
Promotions	4

Training and Professional Development

With 19 sworn officers having fewer than five years of service, continued investment in training remains a critical Department priority. Ongoing training is essential to developing the experience, skills, and core competencies to respond effectively to the broad range of situations encountered in public safety operations. Training also strengthens understanding of departmental expectations, legal and policy requirements, officer safety practices, and sound decision-making. For command staff, prioritizing training is not simply a matter of employee development; it is an operational imperative that supports readiness, professionalism, accountability, and the Department’s long-term ability to sustain a capable, adaptable, and resilient workforce.

Table 13. Summary of Training 2024-2025

	2024	2025
Total training hours completed	10,338	12,100
Average training hours per employee	88	103

Mandatory training compliance rate	100%	100%
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Volunteer Programs

The Volunteers in Police Service (V.I.P.S.) program provides valuable community-based support, allowing sworn personnel to focus on priority enforcement and investigative responsibilities. In 2025, 19 V.I.P.S. members contributed 8,071 volunteer hours in support of the Department. Through services such as citizens on patrol, foot patrols at community events, follow-up, traffic control, vacation checks, parking enforcement, and records management, the program enhances departmental flexibility, improves response capacity, and helps maintain efficient service delivery to the community.

The Police Explorer Program provides teenagers and young adults with meaningful exposure to law enforcement through volunteer service, training, and hands-on learning opportunities. Police Explorers receive instruction in areas such as ride-a-longs, crime scene investigation, laws of arrest, traffic control, and physical training, helping them build practical skills and a broader understanding of policing. Through bimonthly meetings, regional Explorer competitions, and participation in community events, the program supports youth development, community engagement, and interest in future public safety careers. The program also serves as a long-term recruitment strategy for the Department, and Pleasanton has experienced former Explorers from the program going on to become police officers. See Table 14 below for an overview of both programs.

Table 14. Overview of V.I.P.S. and Police Explorer Programs

	2022	2023	2024	2025
Volunteers in Police Service members	16	15	18	19
Volunteer hours	1756	3669	5690	8071
Explorer members	14	17	21	23

Specialized Units, Technology, and Operational Improvements

The Real-Time Information Center (RTIC) pilot program has proven highly successful and is now transitioning toward full implementation. The RTIC serves as a centralized hub for real-time information sharing and public safety coordination across Police, Fire, and other City departments. Technology remains a critical component of the RTIC’s effectiveness and ongoing success. The Department will continue to expand technological capabilities, pursue regional collaboration opportunities, and integrate emergency management functions to further enhance operational readiness and coordinated response.

Highlights and Accomplishments

With staffing levels improved, the Crime Prevention assignment has been successfully reinstated, allowing for expanded focus on community engagement, education, and proactive public safety initiatives. Over the reporting period, staff made significant progress in advancing these efforts. The Department developed an Exceptional Needs Registry, which is now ready for public release, and conducted outreach activities, including crime-prevention presentations to local Homeowners Associations (HOAs), preschool safety education focused on 911 use, and a scam-prevention workshop for the senior community. Staff also engaged with the Community Advisory Board to gather feedback on current programs and future initiatives.

The Department coordinated and facilitated multiple community events, including Cone with a

Cop and Coffee with a Cop. Expanded planning is underway for the 2026 National Night Out, which in 2025 achieved a record 52 neighborhood events, and the Special Olympics Torch Run in June 2026. Additional engagement efforts included organizing and leading the newly branded Behind the Badge program, launching the Connect and Collect sticker outreach initiative, and developing custom unit poker chips to support relationship-building efforts.

The Department held its annual awards ceremony to recognize employees whose dedication, professionalism, and service made a meaningful impact on the community. Honorees represented a range of assignments, including administrative support, patrol, dispatch, and emergency response, and were recognized for exemplifying teamwork, integrity, and a strong commitment to public safety. The Department is proud to acknowledge award recipients and is grateful for their continued service to the City of Pleasanton.

Current Issues and Emerging Priorities

In response to recent media coverage and community questions, the following provides a concise overview of the main issues raised about Flock and the key facts relevant to its use.

The most common concerns involve federal access, data sharing, audit logs, and whether the system permits unauthorized or hidden access. In California, federal sharing is disabled by default under state-specific guardrails. As a result, federal agencies do not have access to Pleasanton's data, which are, in fact, undiscoverable if they attempt to search. More generally, outside agencies cannot access Pleasanton's cameras or data unless the City affirmatively approves a sharing relationship or allows limited access under settings they control. The Department decides when, with whom, and whether information is shared, and can revoke access.

Questions have also been raised about whether Flock shares data with federal immigration agencies. Flock's position is that it does not sell agency data and does not provide customer data to any federal agency, including U.S. Immigration and Customs Enforcement (ICE) or Customs and Border Protection (CBP). From the Department's perspective, any access to agency-held information must comply with California law, departmental policy, and local oversight expectations.

Another major topic is audit logs and transparency. Flock represents that its audit logs are designed to create a permanent, reviewable record of system activity, including who searched, when the search occurred, the agency involved, and the stated public-safety purpose. Changes to sharing settings are logged as separate events to support accountability and oversight.

Some public discussion has also focused on whether searches are properly justified. Flock indicates that searches are tied to standardized offense categories to document a law enforcement purpose. Flock has also created mandatory search fields that require a case or incident number.

Finally, some commentary has referred to Flock as having been "breached." Based on the information provided, these concerns appear to stem from a combination of public records disclosures, historical configuration questions, and a misunderstanding of exported audit logs, rather than evidence of a successful cyberattack or unauthorized access to agency data. The Department remains committed to ensuring that any technology used supports legitimate

public safety needs while operating in compliance with California law and appropriate accountability standards.

Priorities for the Coming Year

The Department is evaluating the feasibility of a drone program to enhance situational awareness, improve operational efficiency, and reduce risk to personnel during public safety incidents. This technology has the potential to serve as a force multiplier by expanding real-time visibility and improving the Department’s ability to assess and respond to dynamic situations with existing staffing resources. The proposed program would consider using two non-weaponized drone platforms: the DJI Matrice 4T for outdoor aerial support, search and rescue, disaster response, and scene documentation; and the DJI Avata 2 for close-quarters and indoor operations such as building searches and confined-space reconnaissance. If pursued, the program would be limited to authorized public safety and City support purposes, including elevated-risk incidents, missing or at-risk person searches, large outdoor events, crime and collision scene documentation, and assistance to other City departments. Any implementation would require operation by trained personnel in compliance with Federal Aviation Administration regulations, applicable state law, and departmental policy, with appropriate supervisory oversight.

EQUITY AND SUSTAINABILITY

The Police Department remains committed to serving everyone in the community. This report highlights the Department’s ongoing work to continue building trust and transparency throughout the city.

OUTREACH

This item was listed on the posted agenda in accordance with applicable public noticing requirements.

STRATEGIC PLAN ALIGNMENT

This report advances the ONE Pleasanton Strategic Plan goal of *Safeguarding our City* by providing comprehensive public safety services that foster a safe and secure community, and with the Pleasanton Police Department’s Strategic Plan to increase community trust and promote a culture of transparency and accountability.

FISCAL IMPACT

There is no direct fiscal impact associated with receiving this report. Any future fiscal impacts identified through the annual review process will be brought forward separately through the budget process or future City Council agenda reports, as appropriate.

Prepared and Submitted by:



Tracy Avelar, Police Chief

Approved by:



Gerry Beaudin, City Manager

Attachments:

- 1. 2025 Annual Report to Council Presentation

Police Department Annual Report

May 5, 2026



Police Call Volume

	2022	2023	2024	2025
911 Calls	17,412	18,834	17,136	18,599
10-Digit Emergency Inbound	13,851	13,669	12,274	12,137
Admin Inbound	37,426	37,627	36,893	34,102
Abandoned Calls	1,698	1,379	1,659	1,359
Total Inbound Calls	70,387	71,509	67,962	66,197



All Outbound Calls	27,657	26,791	21,993	21,328
Total Inbound/Outbound Calls	98,044	98,300	89,995	87,525



Response Times

	2025
Average priority 1 response times	7:26
Average priority 2 response times	14:05
Average priority 3 response times	26:15
Overall average response times	17:36

	2022	2023	2024
Emergency Response Times	4:40	5:19	5:16
Non-Emergency Response Times	22:49	24:57	19:34



Crime Statistics

	UCR	UCR	UCR	CIBRS
Crime Category	2022	2023	2024	2025
Homicide	0	3	1	2
Rape	11	20	6	7
Robbery	18	33	35	32
Aggravated assault	53	36	42	44
Burglary	144	206	155	136
Motor vehicle theft	98	188	171	114
Larceny/theft	1,108	1,100	948	787
Arson	3	6	4	6
Total violent crime	82	92	84	85
Total property crime	1,353	1,500	1,278	1,043
Total crime reported	1,435	1,592	1,362	1,128



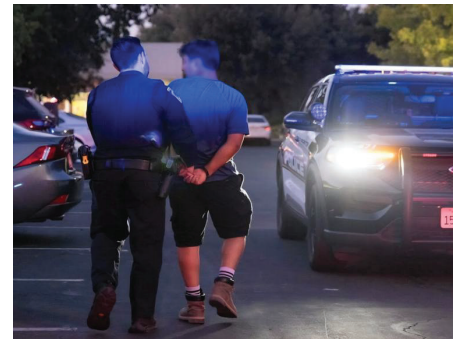
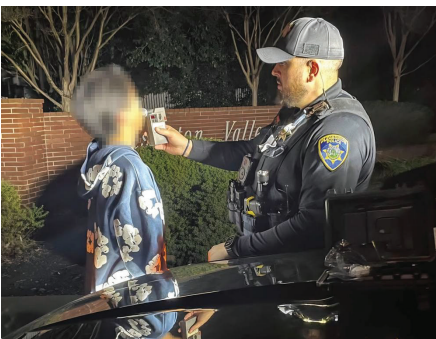
Clearance Rates

	UCR	UCR	UCR
	2022	2023	2024
Violent crime clearance rate	93%	87%	93%
Property crime clearance rate	20%	26%	21%
Cases assigned to investigators	1,811	1,521	1,510
Search warrants authored or served	166	182	19

	CIBRS 2025
Violent crime clearance rate	65%
Property crime clearance rate	18%
Cases assigned to investigators	1,511
Search warrants authored or served	322



Arrests



Arrests	2022	2023	2024	2025
Total arrests	1,171	1,219	980	854
Adult arrests	1,123	1,129	935	808
Juvenile arrests	48	90	45	46
Felony arrests	193	184	156	217
Misdemeanor arrests	978	1035	824	637





Enforcement Activity

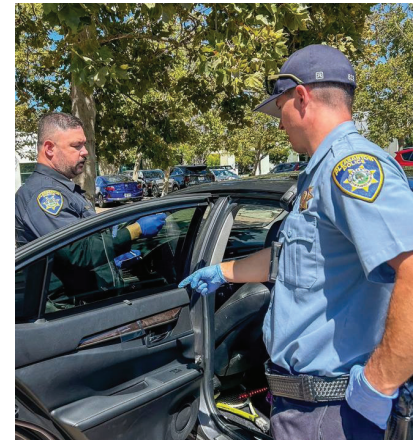


Officer-Initiated Activity	2022	2023	2024	2025
Traffic stops	11,727	9,345	5,532	6,510
Moving/Mechanical Citation	1,296	1,427	624	2,174
Parking Citations	956	1,232	1,090	1,179
Courtesy Citations	921	843	421	1,048
Total Citations	3,173	3,502	2,135	4,401
On-view incidents	22,938	21,831	22,094	28,090



Community Service Officers

Reports taken: 910
 Cites issued: 1,029
 Abandon vehicle tows: 46 (of 58)



Animal Services

Incidents: 603
 Cases: 29
 Cites: 9



Cadets

- Reports taken: 60
- Cites issued: 11
- Over 500 hours of video redaction



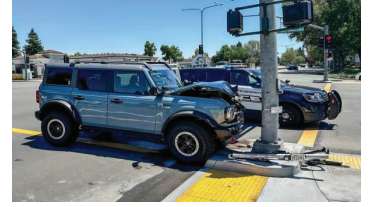
Records Unit

- PRA Requests 1287
- Cases Processed 3684
- Citations entered 256





Traffic Safety



	2022	2023	2024	2025
Total collisions	320	369	323	312
Injury collisions	173	216	186	175
Fatal collisions	1	0	2	2
DUI collisions	38	42	34	43
Pedestrian-involved collisions	17	18	11	9
Bicycle-involved collisions	29	30	29	33
DUI arrests	87	104	92	131



Alternative Response Unit

	2024	2025
ARU calls for service	1,268	1,184
Deferred from Patrol	457	483
Assisted Patrol	303	252
Mental health interventions- proactive	508	449

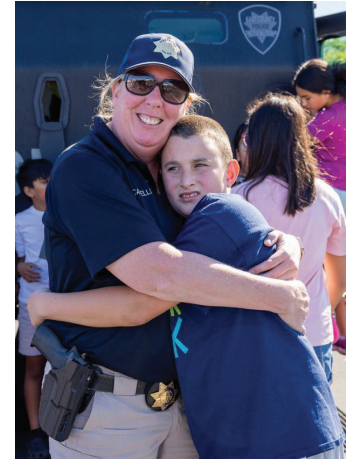
- Deferred: Call handled by ARU instead of Patrol
- Assisted: ARU assisted Patrol with call
- Proactive: Call initiated by ARU

ARU had the same number of 5150/5585 holds in 2025 as they did in 2024 with 172.



School Resource Officers & SCORE

	2025
Requests for service	323
Reports written	28
Arrests	4



Use of Force

	2022	2023	2024	2025
Chemical Agent	0	0	0	0
Conducted Energy Device	0	3	3	1
Control Hold	32	42	45	44
Display of a Firearm	47	82	23	30
Firearm	1	0	0	0
Impact Weapon	0	0	1	0
Kinetic Energy Device	2	1	0	0
K9	0	0	0	0
Takedown	11	23	15	13
Distraction Strike	0	0	0	1
Total	93	151	87	89



Personnel Complaints and Accountability

	2022	2023	2024	2025
Total complaints received	9	8	20	4
External complaints	4	6	13	4
Internal complaints	5	2	7	0
Sustained findings	4	2	6	1

*Findings on one external complaint pending



Hiring & Staffing

	Current
Authorized sworn positions	82
Filled sworn positions	81
Vacant sworn positions	1
Deployable sworn positions	64
Authorized professional staff positions	35
Filled professional staff positions	35
Vacant professional staff positions	0

	2025
Sworn hires	7
Professional staff hires	3
Retirements	6
Resignations	0
Promotions	4



Training & Professional Development

	2024	2025
Total training hours completed	10,338	12,100
Average training hours per employee	88	103
Mandatory training compliance rate	100%	100%



Volunteers in Police Service - VIPS

	2022	2023	2024	2025
Volunteers in Police Service members	16	15	18	19
Volunteer hours	1,756	3,669	5,690	8,071



Calls for service (primary): 517

Hours: 1822 Administrative work, 4694 Patrol, 734 Special Events, 86 Therapy Dog



Explorer Program

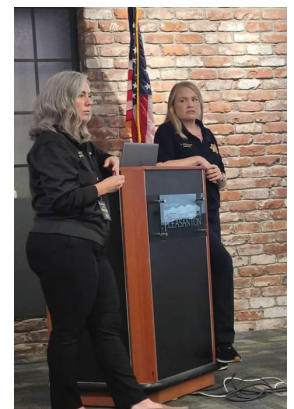
	2022	2023	2024	2025
Explorer Members	14	17	21	23



Specialized Units, Technology, and Operational Improvements

Real Time Information Center (RTIC)

- Calls for service assists: 303
- Assists with arrests: 15
- Investigative research: 266



Drone assistance requests:

- 18 requests (1x unavailable, 4x we canceled)
- 13 responses



Promotions

Dispatch Supervisor – Danielle Fowler
Sergeant- Brian Jewell
Sergeant- Ken White
Lieutenant- Jason Hunter



Years of service

20 years in 2026:

- Sergeant Biltdt 20 years
- Officer Tujague 20 years
- Officer Higgins 20years





Priorities for Coming Year

- Drone Program
 - Purposes-
 - Elevated risk incidents
 - Missing or at-risk person searches
 - Crime and collision scene documentation
 - Close-quarters and indoor operations
 - Support other City departments
 - Citywide emergency management and response



Questions?

