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

Tuesday, June 2, 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. Eicher
- Roll Call

Resolution No. 2026-040
Ordinance No. 2308

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 and City Manager

1. *[Item #1.a. added]*

a. Approve Employment Contract for Interim City Manager with Joseph Calabrigo

b. Approve meeting minutes of May 5, 2026

2. Adopt a resolution calling a General Municipal Election to be held Tuesday, November 3, 2026; a resolution requesting consolidation with the Statewide

General Election; and a resolution pertaining to the submission of candidate statements

Community and Economic Development

3. A) Adopt Ordinance No. 2306 approving: (1) Annexations (P18-0078) of parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (2) General Plan Amendments (P18-0079) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (3) Rezoning (P18-0081) parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD–OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (4) A Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; and (5) A Vesting Tentative Tract Map (Tract 8569) to subdivide parcels totaling 128.5 acres into either single-family lots or private and public open space; and

   B) Adopt Ordinance No. 2307 approving a Pre-Annexation and Development Agreement

Library and Recreation

4. Approve annual street closures for 2026

Public Works

5. Adopt resolutions preliminarily approving the Engineer's Reports for Landscape Maintenance Districts 1984-1 (Ponderosa-Del Prado), 1993-1 (Windsor), 1993-2 (Bonde Ranch), 1994-1 (Oak Tree Farm), and 1995-1 (Moller Ranch), declaring the City's intention to assess the properties for the cost to operate and maintain the districts; and setting July 21, 2026, at 7:00 p.m. as the date and time for the public hearing

6. Accept public improvements performed by Bay Cities Paving & Grading, Inc., for the Hopyard Road at Owens Drive Intersection Improvements Project, CIP No.15525 and approve budget amendments

7. Accept public improvements performed by Integra Construction Services, Inc. for the Lions Wayside and Delucchi Park Renovations, CIP No. 06716, and approve a budget amendment in the Park Development Impact Fee Fund

8. Authorize the City Manager to enter into Professional Services Agreements with

Bennett Engineering Services, CSG Consultants, Inc., Sanbell-Bay Area, and Wilsey Ham for On-Call Civil Engineering Services, each in an amount not to exceed $500,000 for a three-year term, with options for two one-year extensions

MEETING OPEN TO THE PUBLIC

9. Presentation of a proclamation declaring June 2026 as Pride Month

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. Approve the proposed Sewer Rate Structure, Sewer Rate, and updated Sewer Connection Fees to support implementation of the Sewer Rate Study's Financial Plan Scenario 1 - Maintain

12. Provide direction on a draft resolution and draft ordinance for a potential local transient occupancy tax ballot measure for the November 3, 2026, general municipal election

13. Adopt a resolution approving the City of Pleasanton 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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

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decision is final (Code of Civil Procedure § 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code §65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

Accessible Public Meetings

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

CITY COUNCIL AGENDA REPORT

June 2, 2026
City Council

TITLE: APPROVE EMPLOYMENT CONTRACT FOR INTERIM CITY MANAGER WITH JOSEPH CALABRIGO

SUMMARY

The City Council appoints the City Manager. Current City Manager Gerry Beaudin is resigning from his position as City Manager, effective Friday, June 5, 2026. The City Council wishes to appoint Joseph Calabrigo to serve as Interim City Manager.

RECOMMENDATION

Approve employment contract for Interim City Manager with Joseph Calabrigo.

BACKGROUND

Pleasanton Municipal Code Chapter 2.08 creates the office of the City Manager and sets forth related powers and duties. The City Council appoints the City Manager.

Current City Manager Gerry Beaudin is resigning from his position as City Manager, effective Friday, June 5, 2026.

DISCUSSION

Mr. Calabrigo served as Town Manager for the Town of Danville from 1993 to 2025. Before that time, he served as the Town's Chief of Planning, Transportation Director, Administrative Services Director, and Assistant Town Manager.

An Employment Contract for Interim City Manager is attached which provides for a monthly salary of $25,000. Mr. Calabrigo will receive no employment benefits.

EQUITY AND SUSTAINABILITY

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

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

This contract will be paid from available resources in the General Fund, in the City Manager's Office budget.

Submitted by:

Mayor Jack Balch

Attachments: Employment Contract for Interim City Manager with Joseph Calabrigo

EMPLOYMENT CONTRACT
INTERIM CITY MANAGER

THIS EMPLOYMENT CONTRACT is made on June 2, 2026, between the City of Pleasanton ("City") and Joseph Calabrigo ("Calabrigo") concerning the City's employment of Calabrigo as the City's Interim City Manager.

RECITALS

A. Calabrigo has education, training, and experience in local government management.

B. City desires to employ Calabrigo as the City's Interim City Manager.

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

1. Duties. City agrees to retain Calabrigo as Interim City Manager as provided in this Contract, effective June 8, 2026. Calabrigo shall perform the duties of the City Manager of the City of Pleasanton specified in Chapter 2.08 of the Pleasanton Municipal Code, including administering the day-to-day affairs of the City, and shall perform such other functions as are authorized by the City Council and by ordinance.

2. Term and Termination.

A. This Agreement shall commence on June 8, 2026, and shall continue until a permanent City Manager assumes his or her position.

B. Either party may terminate this Agreement at any time, subject only to providing 10 days prior written notice to the other party. The City may terminate this agreement pursuant to Paragraph C of this section, without the need to provide 10 days prior written notice.

C. The City Council may immediately terminate this Agreement for: (1) abuse of drugs or alcohol which materially affects the performance of his duties as Interim City Manager; (2) repeated and protracted unexcused absences from the City Manager's Office; (3) conviction of a felony; (4) conviction of a misdemeanor involving moral turpitude; or (5) commencement of employment from another source which is inconsistent with serving as Interim City Manager.

3. Compensation. The salary for the position of Interim City Manager shall be $25,000 a month to be paid every two weeks on the same schedule as pay is provided to regular full-time employees. Calabrigo shall receive no employment benefits (including, but not limited to, retirement, vacation leave, sick leave (except as required by law), floating holiday pay, administrative leave, health, dental, or any other benefits given to regular, full-time employees)

except that City shall provide workers' compensation benefits as required by State law, and shall pay the employer's share of the Medicare tax.

4. Expense Reimbursement: Manager shall be reimbursed by City for reasonable actual expenses incurred in performance on behalf of the City, including necessary expenses for authorized travel in accordance with the City's Travel Policy.

5. Indemnification. City shall defend, hold harmless, and indemnify Calabrigo against any claims, demands, or legal actions, whether specious, frivolous, or otherwise, arising out of an alleged action or omission occurring within the scope and during the course of Calabrigo's employment with the City. Calabrigo will cooperate in good faith with the City with respect to the defense of such claims, demands, or legal actions.

6. Severability. In the event that any term of this Contract is finally held or determined to be illegal or void by a court having jurisdiction over the City and Calabrigo, the remainder of this Contract shall remain in full force and effect unless the term or terms held to be illegal or void are wholly inseparable from the remaining portions of the Contract. If any part of this Contract is determined to be illegal or void by a court of competent jurisdiction, the parties shall meet and confer to re-negotiate such illegal or void term(s).

7. Parity in Construing Contract. Both the City and Calabrigo have had the opportunity to participate in the drafting of this Contract. Consequently, terms, conditions, or provisions of this Contract shall not be construed against one party and in favor of the other based upon who actually drafted the Contract.

8. Integration. The City and Calabrigo acknowledge that this Contract constitutes the sole and entire agreement of the parties in this matter and that any modifications may be made only in writing signed by both the City and Calabrigo. The City and Calabrigo agree that there are no representations, agreements, arrangements, or understandings, whether written or oral, between the parties relating to the subject matter of this Contract which are not fully set forth in this Contract.

9. General Provisions. This Contract constitutes the entire agreement between City and Calabrigo. This Contract shall be effective upon its execution. If any provision or portion of this Contract is held invalid or unenforceable, the remainder of the Contract shall be deemed severable, shall not be affected, and shall remain in full force and effect.

IN WITNESS WHEREOF, City has caused this Contract to be signed on its behalf by its Mayor, and Calabrigo has signed on his own behalf, the day and year first written above.

CITY OF PLEASANTON

_____
Jack Balch, Mayor

_____
Joseph Calabrigo

Attest:

_____
Jocelyn Kwong, City Clerk

Approved as to form:

_____
Daniel G. Sodergren, City Attorney

CITY OF PLEASANTON
CITY COUNCIL
MINUTES

Tuesday, May 5, 2026
7:00 PM

CALL TO ORDER

Mayor Balch called the Regular Meeting of the City Council to order at the hour of 7:03 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

ROLL CALL

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

REPORT ON CLOSED SESSION

None - no closed session held.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

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

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

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

City Council

1. Ratify Commission and Committee appointments

   Recommendation: Ratify Commission and Committee appointments.

City Manager

2. Approve meeting minutes of March 31, 2026

   Recommendation: 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

   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.

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

   Recommendation: 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

   Recommendation: Adopt Resolution No. 2026-026 authorizing the City Manager to sign the second amendment to the EMS FRALS Agreement.

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

   Recommendation: Adopt Resolution No. 2026-027 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

Recommendation: 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

   Recommendation:

   1. Adopt Resolution No. 2026-028 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 Resolution No. 2026-029 to order Proposition 218 property owner assessment ballot proceedings for Ponderosa-Del Prado Landscape Maintenance District 2026-1.
   3. Adopt Resolution No. 2026-030 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 Resolution No. 2026-031 to order Proposition 218 property owner assessment ballot proceedings for Bonde Ranch Landscape Maintenance District 2026-2.

MEETING OPEN TO THE PUBLIC

9. Oath of Office for new Commission and Committee members

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

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

    Mayor Balch opened public comment. The following individuals provided comment: Cory Slattengren and Vicki LaBarge.

    Mayor Balch closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

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

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

    Presentation by Xaviera Scoggins, Director of Human Resources and Labor Relations.

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

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

    Recommendation: Receive the Pleasanton Police Department annual report for 2025.

    Presentation by Tracy Avelar, Chief of Police.

    Mayor Balch opened public comment. The following individuals provided comment: Arthur Ashmrov.

    Mayor Balch closed the public comment.

MATTERS INITIATED BY COUNCIL

None.

COUNCIL REPORTS

Councilmembers reported on regional and local meetings attended.

CITY MANAGER UPDATES

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

ADJOURNMENT

Mayor Balch adjourned the meeting at 8:55 p.m.

_____
Jocelyn Kwong, City Clerk

CITY COUNCIL AGENDA REPORT

June 2, 2026
City Clerk

TITLE: ADOPT A RESOLUTION CALLING A GENERAL MUNICIPAL ELECTION TO BE HELD TUESDAY, NOVEMBER 3, 2026; A RESOLUTION REQUESTING CONSOLIDATION WITH THE STATEWIDE GENERAL ELECTION; AND A RESOLUTION PERTAINING TO THE SUBMISSION OF CANDIDATE STATEMENTS

SUMMARY

The purpose of the November 2026 general municipal election is to elect a Mayor for a two-year term and two members of the City Council from Districts 1 and 3, each for a four-year term.

RECOMMENDATION

Adopt a resolution calling a General Municipal Election to be held Tuesday, November 3, 2026; a resolution requesting consolidation with the Statewide General Election; and a resolution pertaining to the submission of candidate statements.

BACKGROUND

The City holds its General Municipal Election the first Tuesday after the first Monday in November in each even-numbered year for the purpose of electing municipal officers - a Mayor and two Council Members. Along with adopting the required resolution calling for the November 3, 2026, election, staff recommend that the City Council request consent from the County of Alameda Board of Supervisors to consolidate with the Statewide General Election and for the Registrar of Voters to render specific services to the City related to conducting the election. State law also requires adoption of a resolution regulating candidate statements.

DISCUSSION

Consistent with past elections and state law, in the event of a tie vote, the City will conduct a special runoff election.

Additionally, candidates will pay a $25 filing fee and a deposit for the optional candidate statement. The estimated cost associated with printing and translating a candidate statement of 200 words is $750 for Councilmember district seats and $2,200 for Mayor as based on the 2024 general municipal election, with final costs to be provided by the County.

The nomination period for all offices opens July 13, 2026, and closes August 7, 2026, at 5 p.m. unless extended pursuant to Elections Code section 10225.

EQUITY AND SUSTAINABILITY

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

OUTREACH
No outreach has been conducted, as this item is a routine matter of City business.

STRATEGIC PLAN ALIGNMENT
Not applicable, as this item is a routine matter of City business.

FISCAL IMPACT
Funding is allocated in the operating budget. Costs related to consolidated services by the County will be invoiced by the County after the election. Candidates will pay for the costs of their candidate statements.

Prepared by:	Submitted by:	Approved by:
Jocelyn Kwong, City Clerk	Jocelyn Kwong, City Clerk	Interim City Manager

Attachments:
1. Resolution Calling General Municipal Election
2. Resolution requesting consolidation with the Statewide General Election
3. Resolution pertaining to submission of candidate statements

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 3, 2026, for the election of Municipal Officers.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to General Law Cities there is called and ordered to be held in the City of Pleasanton, California, on Tuesday, November 3, 2026 for the purpose of electing a Mayor for the full term of two years, and two Members of the City Council from Districts 1 and 3 for the full term of four years.

SECTION 2. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 3. That the City Clerk is authorized, instructed, and directed to coordinate with the County of Alameda Registrar of Voters to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 4. That the vote center locations and hours of operations, ballot drop box locations and hours of operations, vote-by-mail procedures and timing, and all other persons and procedures for the General Municipal Election shall be the same as those utilized by the County of Alameda and in compliance with the Elections Code of the State of California. In addition, the vote centers for the election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to Election Code § 10242, except as provided in § 14401 of the Elections Code of the State of California.

SECTION 5. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 7. That in the event of a tie vote (if any two or more persons receive an equal and the highest number of votes for an office) as certified by the County of Alameda Registrar of Voters, the City Council, in accordance with Election Code § 15651(b), shall conduct a special runoff election to resolve the tie vote and such special runoff election is to be held on a Tuesday not less than 40 days nor more than 125 days after the administrative or judicial certification of the election which resulted in a tie vote.

SECTION 8. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 9. The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 2nd day of June 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE DATE PURSUANT TO § 10403 OF THE ELECTIONS CODE

WHEREAS, the City Council of the City of Pleasanton called a General Municipal Election to be held on November 3, 2026, for the purpose of electing a Mayor to a two-year term, and two Members of the City Council from Districts 1 and 3 to a four-year term; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the city the precincts, polling places and election officers of the two elections be the same, and that the County Election Department of the County of Alameda canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election.

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

SECTION 1. That pursuant to the requirements of § 10403 of the Elections Code, the Board of Supervisors of the County of Alameda is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of the election of a Mayor to a two-year term, and two Members of the City Council from Districts 1 and 3 to a four-year term.

SECTION 2. That the County Election Department is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide election.

SECTION 3. That the Board of Supervisors is requested to issue instructions to the County Election Department to take all steps necessary for the holding of the consolidated election.

SECTION 4. That the City of Pleasanton recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 5. That the City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the County Election Department of the County of Alameda.

SECTION 6. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

{Vote and signatures to follow on next page}

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 2nd day of June 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON NOVEMBER 3, 2026

WHEREAS, §13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidate statement.

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

SECTION 1. GENERAL PROVISIONS

That pursuant to §13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at an election to be held in the City of Pleasanton, on November 3, 2026, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed in typewritten form, signed by the candidate and filed in the Office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5 p.m. of the next working day after the close of the nomination period.

SECTION 2. FOREIGN LANGUAGE POLICY

A. Pursuant to the Federal Voting Rights Act, candidates statements will be translated into all languages required by the County of Alameda. The County is required to translate candidates' statements into the following languages: Chinese, Spanish, Tagalog, and Vietnamese.

B. The County will print and mail separate voter information guides and candidates' statements in Spanish, Chinese, Tagalog and Vietnamese to only those voters who are on the County voter file as having requested a voter information guide in a particular language. The County will make the voter information guides and candidate statements in the required languages available at all vote centers, on the County's website, and in the Election Official's office.

SECTION 3. PAYMENT

A. Translations:

1. The candidate shall be required to pay for the cost of translating the candidate's statement into any required foreign language as specified in (A) and (B) of Section 2 above pursuant to Federal and/or State law.

2. The candidate shall be required to pay for the cost of translating the candidate's statement into any foreign language that is not required as specified in (A) and (B) of Section 2 above, pursuant to Federal and/or State law, but is requested as an option by the candidate.

B. Printing:

1. The candidate shall be required to pay for the cost of printing the candidate's statement in English in the main voter pamphlet.

2. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language required in (A) of Section 2 above, in the main voter pamphlet.

3. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language requested by the candidate per (B) of Section 2 above, in the main voter pamphlet.

4. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language required by (A) of Section 2 above, in the facsimile voter pamphlet.

The City Clerk shall estimate the total cost of printing, handling, translating, and mailing the candidates' statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended) and require each candidate filing a statement to pay in advance to the City their estimated pro rata share as a condition of having their statement included in the voter's pamphlet. The estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and shall, on a pro rata basis, bill the candidate for additional actual expense, or refund any excess paid, depending on the final actual cost. In the event of underpayment, the City Clerk shall require the candidate to pay the balance of the cost incurred. In the event of overpayment, the City Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within 30 days of the election or upon City's receipt of invoices from the county.

SECTION 4. MISCELLANEOUS

The City Clerk shall comply with all recommendations and standards set forth by the California Secretary of State regarding occupational designations and other matters relating to elections.

SECTION 5. ADDITIONAL MATERIALS

No candidate will be permitted to include additional materials in the voter information guide.

SECTION 6. That the City Clerk shall provide each candidate or the candidate's representative with a copy of this Resolution at the time nomination petitions are issued.

SECTION 7. That all previous resolutions establishing Council policy on payment for candidate statements are repealed.

SECTION 8. That this resolution shall apply at the next ensuing municipal election and at each municipal election after that time.

SECTION 9. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 2nd day of June 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

June 2, 2026
Community and Economic Development

TITLE: ADOPT ORDINANCE NO. 2306 OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING VARIOUS ENTITLEMENTS LOCATED AT 10807 DUBLIN CANYON ROAD (APN 941-2700-2), 10971 DUBLIN CANYON ROAD (APN 941-2700-1), 11021 DUBLIN CANYON ROAD (APN 941-2500-002), APN 941-2500-003, 11033 DUBLIN CANYON ROAD (APN 941-2600-002-6) FILED UNDER CASE NOS. P18-0078, P18-0078, P18-0081, PUD-130, AND TRACT 8569

ADOPT ORDINANCE NO. 2307 OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLEASANTON AND PONDEROSA HOMES II, INC. FILED UNDER CASE NOS. P18-0078, P18-0078, P18-0081, PUD-130, AND TRACT 8569

The foregoing Ordinance Nos. 2306 and 2307 were introduced at a regular meeting of the City Council on May 19, 2026, by the following vote:

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

ORDINANCE NO. 2306

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING VARIOUS ENTITLEMENTS LOCATED AT 10807 DUBLIN CANYON ROAD (APN 941-2700-2), 10971 DUBLIN CANYON ROAD (APN 941-2700-1), 11021 DUBLIN CANYON ROAD (APN 941-2500-002), APN 941-2500-003, 11033 DUBLIN CANYON ROAD (APN 941-2600-002-6) FILED UNDER CASE NOS. P18-0078, P18-0078, P18-0081, PUD-130, AND TRACT 8569

WHEREAS, on March 30, 2018, Ponderosa Homes II, Inc. applied for: (1) Annexations (P18-0078) of parcels totaling approximately 130.98 acres; (2) General Plan Amendments (P18-0078) redesignating areas with: (a) an Open Space-Public Health and Safety land use designation to Low Density Residential, and (b) either a Low Density Residential to Open Space – Public Health and Safety or Open Space-Parks and Recreation; (3) Rezoning (P18-0081) parcels from Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ to PUD-OS-A&G/OS-PH&S/LDR District; (4) a PUD development plan (PUD-130) to construct 28 single-family residential units, demolish and reconstruct two single-family homes, install related on- and off-site modifications and infrastructure, construct a staging area for public access to the Pleasanton Ridge, and dedicate land to the East Bay Regional Park District (EBRPD); (5) a Vesting Tentative Tract Map (TRACT 8569) to subdivide 128.5 acres into: (a) 30 single-family lots and roadway; (b) private open space; and (c) public open space dedicated to the EBRPD; and (6) a Pre-Annexation and Development Agreement for the proposed project located at 10807 Dublin Canyon Road (APN 941-2700-2), 10971 Dublin Canyon Road (APN 941-2700-1)11021 Dublin Canyon Road (APN 941-2500-002), APN 941-2500-003, 11033 Dublin Canyon Road (APN 941-2600-002-6) (hereinafter “Project”); and

WHEREAS, the Applicant and the City subsequently negotiated a proposed Pre-Annexation and Development Agreement to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development of the Project; and

WHEREAS, the Property is designated Low Density Residential, Open Space-Public Health and Safety, Open Space-Agriculture and Grazing, Housing Element Site Overlay, and Unincorporated in the General Plan;

WHEREAS, the Property is Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture and grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) on the City’s zoning map; and

WHEREAS, the City of Pleasanton is the lead agency on the Project for purposes of the California Environmental Quality Act (“CEQA,” codified at Public Resources Code §§ 21000, et seq., as further governed by the State CEQA Guidelines, found at 14 CCR §§ 15000, et seq.), and the City Council is the decision-making body for the proposed approval of the Project; and

WHEREAS, the City determined that an Environmental Impact Report (EIR) would be prepared for the Project. The City circulated a Notice of Preparation (NOP) dated August 22, 2019, to public agencies and interested parties for a 30-day consultation period on the scope

of the EIR ending on September 23, 2019; and subsequently held a public scoping meeting on September 11, 2019. Thereafter, the City prepared a Draft EIR (SCH No. 2019080461) and circulated the document for a 60-day public comment period, from November 21, 2025, to January 20, 2026. Following the public comment period, the City prepared a Final EIR, which was posted on the City's website on April 15, 2026; and

WHEREAS, at its duly noticed public meeting of April 22, 2026, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations as to the Project; and

WHEREAS, by adoption of Resolution No. PC-2026-08, the Planning Commission confirmed that:

a. it had independently reviewed and considered the information contained in the EIR, including the written and oral comments received on the Draft EIR and written responses to the comments, prior to making a recommendation on the Project;

b. the EIR reflects the City's independent judgment and analysis on the potential environmental impacts of the Project, and provides information to the decisionmakers and the public on the environmental consequences of approving the Project; and

c. the EIR adequately describes the Project, its significant environmental impacts, mitigation measures, and a reasonable range of alternatives.

On these grounds, Resolution No. PC-2026-08 recommended the City Council certify the EIR.

WHEREAS, at its duly noticed public meeting of May 19, 2026, the City Council considered the written agenda report, all public testimony, relevant exhibits, and staff/Planning Commission recommendations.

WHEREAS, the City Council finds that the Project is consistent with the General Plan and the purposes of the PUD ordinance based on the considerations set forth in this ordinance.

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

Section 1: Findings for approval of PUD Development Plan (PUD-130).
With respect to Case No. PUD-130, the City Council makes the following findings and determinations with respect to each of the considerations for a PUD Development Plan as required by Section 18.68.110 of the PMC:

1. **Whether the plan is in the best interests of the public health, safety, and general welfare:**

The Project, as conditioned, meets applicable City standards concerning public health, safety, and welfare. The Project includes installation of all required infrastructure and utilities to serve the development, as well as roadway and traffic improvements along Dublin Canyon Road, including a new signalized intersection to enhance safety and access. The design incorporates emergency vehicle access, fire protection measures including defensible space and fuel management zones, and compliance with applicable Building and Fire Codes.

Stormwater runoff would be managed through on-site drainage facilities and water quality treatment measures consistent with City and regional requirements. Construction impacts would be minimized through standard conditions of approval, including construction hour limitations and dust control measures. While the Project would result in significant and unavoidable vehicle miles traveled (VMT) impacts, these impacts are typical of residential development in similar locations and are outweighed by the Project's public benefits, including housing production, open space preservation, and public access improvements. Therefore, the Project is in the best interests of the public health, safety, and general welfare, and this finding can be made.

2. **Whether the plan is consistent with the City's General Plan and any applicable specific plan:**

The Project is consistent with the General Plan, as amended, including land use designations of Low Density Residential and Open Space. The proposed density is consistent with the allowable range for the site, and the Project has been designed to cluster development in less constrained areas while preserving substantial open space. The Project site is identified in the City's Housing Element as an opportunity site, and the proposed development would contribute toward meeting the City's regional housing needs allocation (RHNA). The Project also supports General Plan policies related to open space preservation, hillside development, and provision of recreational amenities through dedication of land to the EBRPD and construction of a public staging area and trail connections. Therefore, the Project is consistent with the General Plan, and this finding can be made.

3. **Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:**

The Project site is located in a semi-rural hillside area characterized by low-density residential development and open space. The proposed development is designed to be compatible with this setting by clustering homes, maintaining large areas of open space, and limiting grading in sensitive areas.

The site design avoids development of residences and structures on slopes exceeding 25 percent and preserves a significant amount of natural landforms. Architectural design and landscaping further ensure compatibility with the surrounding environment. The dedication of open space enhances compatibility with adjacent regional parklands and preserves the natural character of the area. Therefore, the Project is compatible with surrounding development and site characteristics, and this finding can be made.

4. **Whether grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.**

   Grading has been minimized and designed to respond to existing topography, with development concentrated in less constrained areas of the site. The Project avoids grading on slopes greater than 25 percent to accommodate structures and incorporates geotechnical recommendations to ensure slope stability and structural integrity.

   Drainage improvements, including on-site detention and stormwater treatment facilities, would be implemented to ensure that post-development runoff does not exceed pre-development conditions and to prevent flooding or erosion. Erosion control and dust suppression measures would be implemented during construction. Mitigation measures identified in the Environmental Impact Report address geology, soils, and hydrology to ensure impacts are reduced to less than significant levels. Therefore, grading is appropriately designed, and this finding can be made.

5. **Whether streets, buildings, and other manmade structures have been designed and located in such a manner to complement the natural terrain and landscape:**

   The Project's internal circulation system follows the natural contours of the site to minimize grading and visual impacts. Residential lots are clustered in areas with more moderate slopes, preserving the majority of the site as open space.

   Building placement, orientation, and design have been carefully considered to reduce visual prominence and integrate with the surrounding landscape. Landscaping with native and drought-tolerant species further enhances the site's natural character. The inclusion of a public staging area and trail connections complements the surrounding open space and recreational uses. Therefore, streets and buildings have been designed to complement the natural terrain, and this finding can be made.

6. **Whether adequate public safety measures have been incorporated into the design of the plan:**

   The Project includes multiple public safety features, including roadway improvements, a signalized intersection, and site access designed to meet City standards for visibility and emergency response. Internal roadways are designed to accommodate emergency vehicles, including adequate turning radii and access to all structures.

   The Project incorporates fire protection measures such as defensible space, fuel management zones, and compliance with Wildland-Urban Interface (WUI) requirements. All structures would be constructed in accordance with applicable Building and Fire Codes and would include fire suppression systems. Therefore, adequate public safety measures have been incorporated into the Project design, and this finding can be made.

7. Whether the plan conforms to the purposes of the PUD District:

The proposed PUD Development Plan conforms to the purposes of the PUD District by allowing flexibility in site design to achieve a development that is responsive to the site's environmental constraints while meeting City goals and policies. The Project clusters development to preserve open space, incorporates public benefits such as parkland dedication and trail improvements, and provides housing consistent with the Housing Element.

Through the PUD process, the Project has been designed to balance development with environmental preservation, infrastructure improvements, and community benefits. This approach reflects the intent of the PUD ordinance to encourage innovative and sensitive site planning. Therefore, the Project conforms to the purposes of the PUD District, and this finding can be made.

Section 2: The City Council has considered the findings made and hereby:

1. Adopts the findings set forth in Sections 1 of this Ordinance, subject to the attached Draft Conditions of Approval in Exhibit A; and

2. Approves: (1) Annexations (P18-0078), (2) General Plan Amendments (P18-0078), (3) Rezoning (P18-0081) four parcels from Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD-OS-A&G/OS-PH&S/LDR (Planned Unit Development-Open Space-Agriculture & Grazing/Open Space-Public Health and Safety/Low Density Residential) Districts, (4) a Planned Unit Development (PUD-130) plan for residential and private and public open space development with related on- and off-site modifications and infrastructure, and (5) a Vesting Tentative Map (Tract 8569), as reflected in the plans attached hereto as Exhibit B and incorporated herein by this reference, subject to the draft conditions of approval listed in the attached Exhibit A; and

Section 3: The Zoning Map of the City of Pleasanton, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by the Zoning Unit Map attached hereto as Exhibit C, incorporated herein by this reference.

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

Section 5. 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 May 19, 2026, and was adopted at a regular meeting on May 19, 2026 by the following vote:

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

_____
Jack Balch, Mayor

ATTEST:

_____
Jocelyn Kwong, City Clerk

Dated: _____

APPROVED AS TO FORM:

_____
Daniel Sodergren, City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P18-0078 (Annexation), P18-0078 (General Plan Amendments), P18-0081 (Rezoning), PUD-130 (Development Plan), and Tract Map 8569 10807, 11021, 11033 Dublin Canyon Road and Assessor Parcel No. 941-2055-3

May 19, 2026

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

This approval is granted for: (1) Annexation (P18-0078) of parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (2) General Plan Amendments (P18-0078) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (3) Rezoning (P18-0081) four parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD–OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (4) a Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; and (5) a Vesting Tentative Tract Map (Tract 8569) to subdivide four parcels totaling 128.5 acres into either single-family lots or private and public open space; located at 10807 Dublin Canyon Road (APN 941-2700-2), 10971 Dublin Canyon Road (APN 941-2700-1)11021 Dublin Canyon Road (APN 941-2500-002), APN 941-2500-003, 11033 Dublin Canyon Road (APN 941-2600-002-6). Development shall be substantially as shown on the project materials listed below:

a. Project plans, Vesting Tentative Map, and Architectural plans, Exhibit B, prepared by RJA and Bassenian Lagoni, for Ponderosa Homes II, Inc, dated “Received” on November 2, 2024, and kept on file in the Planning Division of the Community and Economic Development Development Department.

b. Hidden Canyon Residences and Preserve Final Environmental Impact Report prepared by FirstCarbon Solutions, for Ponderosa Homes II, Inc., dated March 2026, and kept on

file with the Planning Division of the Community and Economic Development Department.

c. Pre-Annexation and Development Agreement between the City of Pleasanton and Ponderosa Homes II, Inc.

The project materials listed above are collectively the “Approved Plans”.

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVAL AND REVISIONS: The proposed development shall be in substantial conformance with the “Approved Plans”, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community and Economic Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.

2. EXPIRATION: The PUD development plan shall lapse in accordance with the Pre-Annexation and Development Agreement from the effective date of this ordinance. If the final map is recorded, then the PUD development approval shall not lapse. **Project Specific Condition.**

3. VESTING TENTATIVE TRACT MAP SUBMITTAL: The Vesting Tentative Tract Map, building and/or improvement permit submittals will only be accepted after annexation has been granted by LAFCo. **Project Specific Condition.**

4. OAK HILLS CONGREATION: 10971 Dublin Canyon Road (APN 941-2700-1) is granted pre-annexation only. If future development and/or building/site modifications are desired, the property owner shall submit the appropriate applications to the City of Pleasanton for consideration. **Project Specific Condition.**

5. CONDITIONS OF APPROVAL CHECKLIST: The project developer shall create and include a “Conditions of Approval Checklist” indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

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

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

7. DEVELOPMENT STANDARDS AND USES – SINGLE-FAMILY HOMES: The project site shall be developed in accordance with the approved PUD Development Plan as shown on the Approved Plans referenced herein. Unless otherwise specific in the conditions of approval, all permitted and conditionally permitted uses shall be those found in Chapter 18.32 of the Pleasanton Municipal Code (PMC).

    a. Additions/expansions and/or filling in clearstory or loft spaces within the Ponderosa subdivision (Lots 1-28) shall not be allowed. Detached accessory structures and attached rear yard patio covers shall be subject to the site development standards of the R-1-10,000 District of the PMC.

    b. The two Lester properties (Lots 29 and 30) shall be subject to the development standards of the R-1-20,000 District of the PMC. **Project Specific Condition.**

8. ACCESSORY DWELLING UNITS: Lots 4, 7, 15, 24, 25, and 28 shall be constructed with accessory dwelling units. The plans submitted for building permits for these respective lots shall reflect this requirement. **Project Specific Condition.**

9. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans. The body of the houses shall not be white. **Project Specific Condition.**

10. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.

11. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.

12. MOCK-UP: The project developer shall set up a large material and color mock-up on site to confirm conformance with the Approved Plans prior to any on- of off-site modifications and shall be subject to the review and approval of the Planning Division.

13. FENCE/WALL: All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all development requirements.

14. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.

15. LIGHTING AND PHOTOMETRICS PLAN: The project developer shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community and Economic Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community and Economic Development prior to building permit issuance.

16. BUILDING HEIGHT CERTIFICATION: The project developer shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community and Economic Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.

17. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.

18. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community and Economic Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community and Economic Development prior to building permit issuance.

19. MECHANICAL EQUIPMENT – SCREENING: The project developer shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community and Economic Development. All required screening shall be installed prior to final occupancy.

20. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

East Bay Regional Park District (EBRPD)

21. The plans shall be revised to show and include exit spikes for the staging area. The exist spikes shall meet the specifications found here: https://www.ebparks.org/sites/default/files/410-Controlled-Vehicle-Entry-

20211011.pdf, and shall be subject to the review and approval of EBRPD staff prior to building permit issuance for the development. **Project Specific Condition.**

22. The project developer shall complete the staging area and trail access prior to issuance of occupancy of the 11th home in the subdivision. The project developer shall provide bi-weekly check-ins with EBRPD staff prior to and during construction of the staging area and trail. **Project Specific Condition.**

23. The project developer shall work directly with EBRPD staff to establish a long-term funding mechanism to cover expenditures for maintenance of the staging area, trail, and dedicated open space for fire, public safety, and operational needs. If a conservation easement is required, the resource agencies will require an endowment be established to provide for its long-term maintenance and stewardship of protected resources. The funding mechanism shall be completed prior to issuance of building permits. **Project Specific Condition.**

Environmental

24. MITIGATION MEASURES / IMPLEMENTATION MEASURES: As identified in the project's Environmental Impact Report (EIR), Findings of Fact (FOF), and Mitigation Monitoring and Reporting Program (MMRP), implementation of mitigation measures is required to reduce environmental impacts to the extent feasible. The adopted mitigation measures applicable to the Project include, but are not limited to, those related to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Transportation, and Utilities.

    All mitigation measures identified in the certified EIR and adopted MMRP shall be fully implemented by the developer. These measures shall be incorporated into all applicable improvement plans, grading plans, building plans, and construction documents, and shall be subject to review and approval by the applicable City departments/divisions prior to issuance of grading or building permits, as specified in the MMRP.

    Ongoing Monitoring and Enforcement: All mitigation measures shall be monitored in accordance with the adopted MMRP. The project developer shall be responsible for all costs associated with implementation, monitoring, and reporting. The developer shall create and provide a mitigation measures checklist indicating all mitigation measures have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits Compliance shall be verified by the City prior to issuance of applicable permits and throughout construction and operation, as specified. **Project Specific Condition.**

Green Building and Sustainability Measures

25. Climate Action Plan 2.0 Compliance: Prior to building permit issuance, a Greenhouse Gas (GHG) Emission Compliance Checklist shall be provided, to the Planning Division for review and approval by the Director of Community and Economic Development. The

measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.

Construction Practices and Noticing

26. WORK HOURS: All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community and Economic Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

27. OVERNIGHT CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC § 18.116.010.E).

28. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.

29. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The project developer shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community and Economic Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:

    a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;

    b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area; and

    c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.

30. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and shall be emptied to prevent odor.

31. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community and Economic Development.

32. NOTICE OF CONSTRUCTION: Prior to construction, the project developer shall notify the owners and occupants within the Canyon Creek and Canyon Meadows subdivisions, and the owners and occupants of 1102, 11056, and 11078 Dublin Canyon Road of the construction schedule in writing. Such notice shall include contact names and numbers for the developer and contractor. **Project Specific Condition.**

33. DISTURBANCE COORDINATOR: The project developer shall designate a "disturbance coordinator" who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.

34. CULTURAL RESOURCES/HUMAN REMAINS: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event that human remains are discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

Fees

35. INCLUSIONARY HOUSING ORDINANCE CONFORMANCE: Project developer shall comply with the Pleasanton Municipal Code Chapter 17.44 requirements by paying the Affordable Housing Fees for the project, according to the City's adopted Master Fee Schedule in the executed Pre-Annexation and Development Agreement. The project developer is responsible for payment of all Affordable Housing Fees prior to building permit issuance. **Project Specific Condition.**

36. FEES: Unless otherwise specified by the project's Pre-Annexation and Development Agreement, the project developer shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued. **Project Specific Condition.**

37. WATER FEES AND WATER METER CONNECTION FEES: The project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.

38. SEWER STUDY AND FEES: As required by Pleasanton Municipal Code 15.16.010 (Sewer Connection Mandatory), sewer connection is required. The project developer shall participation in a study with Dublin-San Ramon Services District (DSRSD) for the wastewater loading, and pay the applicable DSRSD and City sewer permit fees prior to building permit issuance. **Project Specific Condition.**

39. SCHOOL IMPACT FEES: Project developer shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by project developer to the City, on a form generated by the PUSD, prior to building permit issuance.

40. RECORDED DISCLOSURES: All lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:

    a. Except for Junior/Accessory Dwelling Units (ADUs), additions and/or modifications to the structures and garages for Lots 1-28 are prohibited.

    b. Residents, tenants, guests, etc., are prohibited from parking on the driveway apron.

    c. Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on site.

    d. The garages for Lots 1-30 shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garages of the units and each resident shall utilize the garages for parking of vehicles only.

    Wording for these disclosures and covenants shall be written in simple/plain language, shall be submitted to the Community and Economic Development Director and the City Attorney for review and approval prior to recordation of the final map, and shall be recorded over the project site by separate instrument.

41. CONDITIONS OF APPROVAL: The project developer shall provide all initial buyers with copies of the final project conditions of approval.

BUILDING AND SAFETY DIVISION – 925-931-5300

42. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the project developer shall submit a phasing plan to the Chief Building and Safety Official for review and approval.

43. BUILDING SURVEY: The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

44. PAD AND SETBACK CERTIFICATION: The project developer shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community and Economic Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.

PUBLIC WORKS DEPARTMENT – 925-931-5650

45. CONDITIONS OF APPROVAL: The Conditions of Approval shall be depicted on a plan sheet(s) in the improvement plans.

46. ENGINEERING DIVISION FEES FOR SERVICE: The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The project developer is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to plan approval).

Design

47. DESIGN PER CITY STANDARDS: All public improvements shall be designed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or subdivision permit, whichever occurs first. All public improvements shall be designed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at: https://www.cityofpleasantonca.gov/our-government/public-works/engineering/.

48. ROADWAY DESIGN STANDARDS: All roads constructed or improved by the project developer shall conform to the design standards contained in Pleasanton Municipal Code Chapter 19.36. For standards not explicitly described in the Code, the following State of California Department of Transportation (Caltrans) standards shall be followed: Highway Design Manual, and the California Manual on Uniform Traffic Control Devices (CA MUTCD), latest editions. The City also references design standards from "A Policy on Geometric Design of Highways and Streets" (latest edition) as published by the American Association of State Highway and Transportation Officials (AASHTO). Any deviations from standards must be approved by the City Engineer. (Address this condition prior to plan approval)

49. HOT-MIX ASPHALT PAVEMENT DESIGN STANDARDS: Public roadways and parking lots shall be surfaced with hot-mix asphalt (HMA) as designed according to Chapter 630 "Flexible Pavement" of the Caltrans Highway Design Manual, unless otherwise approved by the City Engineer. The following minimum standards shall apply to the design:

    a. Minimum design life = 20-years

    b. R-value of the underlying soil shall be R = 5 minimum. A higher R-value will be allowed only through analytic testing by a licensed geotechnical engineer or engineering geologist.

    c. Asphalt Binder classification shall be PG 64-10.

    d. Minimum Traffic Index (TI) shall be as follows. A lower TI will be considered only when justified by analytic calculations performed by a licensed civil or traffic engineer according to the Caltrans Highway Design Manual Chapter 613.
        i. Public parking lot: TI_{min} = 4.5
        ii. Local Street: TI_{min} = 5.0
        iii. Residential collector street: TI_{min} = 6.0
        iv. Collector street: TI_{min} = 7.0
        v. Arterial street: TI_{min} = 9.0

    e. Minimum thickness of HMA layer = 3 inches

    f. Minimum thickness of total structural section = 8 inches (regardless of R-value). (Address this condition prior to plan approval).

50. HYDROLOGIC AND HYDRAULIC CALCULATIONS: The City's storm drainage network has been designed in accordance with the Alameda County Hydrology and Hydraulics Manual published by the Alameda County Flood Control & Water Conservation District. Said manual is available for download at: https://acfloodcontrol.org/the-work-we-do/the-work-we-do-hydrology-manual/.

The City is located in Zone 7, and its storm drain pipe network is considered a secondary facility. Any additions or upgrades to the City's pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented in a format consistent with the "Calculation Form – District Rational Method" available in the manual. Said calculations shall be prepared, stamped, and signed by a California-licensed civil engineer. (Address this condition prior to improvement plan approval).

51. EMERGENCY OVERLAND STORMWATER FLOW/SUMP PROPERTIES: All properties shall be designed with an emergency overland flow path to direct storm runoff to the nearest public street or open flood control facility in the event on-site pipes become plugged. The flow path shall be lower than the finish floor elevation of all habitable structures. The flow path cannot rely on neighboring properties unless a storm drain easement across the neighbor is obtained. Sump properties must be designed to discharge the 50-year recurrence interval storm event through the pipe network before habitable structures become inundated.

52. STORM WATER ENERGY DISSIPATION. The drainage design relies on storm discharges onto unprotected natural hillside slopes. To reduce erosion potential, the storm drain system shall be designed to dissipate energy and reduce flow velocity to less than 6 feet-per-second at the discharge end of all outfalls. (Address this condition prior to improvement plan approval).

53. PRIVATE STORM DRAIN EASEMENTS. Private storm drain easements shall be granted across the western portion of Lot 30 for the benefit of Lot 29 and Parcel C, and across Lot 29 for the benefit of Parcel C. The easements shall assure that storm runoff within Devany Creek can flow unobstructed across these properties to the Dublin Canyon Road culvert. Maintenance of the creek shall be the obligation of each property owner, unless this obligation is transferred to the homeowner's association. (Address this condition prior to subdivision map approval).

54. POTABLE WATER. The potable water distribution system within the subdivision shall be designed in accordance with the Hydraulic Analysis prepared by Akel Engineering Group dated June 2024, specifically "Alternative 3 – Moller 770 Connection", although Lots 29 and 30 shall be connected to the Dublin Canyon Pressure Zone. Said system shall be publicly owned and maintained by the City. Appropriate Public Service Easements shall be granted across roads and access pathways to allow maintenance access to these facilities. (Address this condition prior to subdivision map approval).

The City's Utility Division requires a water inter-tie on Dublin Canyon Road between the Dublin Canyon Pressure Zone and the Moller 770 Pressure Zone so the subdivision can be temporarily fed from the Dublin Canyon zone if service from the Moller zone is interrupted. Final design and coordination of the inter-tie is subject to the Utility Division review and comment during the permitting phase. (Address this condition prior to plan approval).

55. DESIGN STANDARDS: All permanent connections to the City's potable water network shall conform to Pleasanton Municipal Code §14.04.050. Any required water pressure and/or flow needed by the project developer beyond that available from the network at the point-of-connection must be provided by the project developer as a private improvement on the customer side of the meter or backflow prevention device. All extensions or upgrades to the potable water network shall be designed to satisfy the following minimum standards:

    a. Minimum number of valves:
        i. 3 at cross intersections
        ii. 2 at "T" intersections
        iii. 500 feet maximum spacing
        iv. 1 valve at each fire hydrant lateral
        v. Pressure regulating valve station required between pressure zones

    b. Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LPFD) Fire Marshal:
        i. 1 hydrant within 250 feet of any existing or proposed structure
        ii. 2 hydrants within 500 feet of any commercial, multi-family residential, industrial, or school building

    c. Minimum pipe size: 8-inch diameter

    d. Minimum depth of cover over pipe: 42 inches

    e. Blowoff requirements:
        i. At all dead ends whether temporary or permanent
        ii. At all low points in the line

    f. Maximum flow velocity: 10 feet per second (fps)

    g. Minimum fire flows in gallons per minute (gpm):
        i. 1,500 gpm for 2 hours (rural residential)
        ii. 2,500 gpm for 2 hours (single family residential)
        iii. 3,500 gpm for 2 hours (schools/commercial/public/institutional)

    h. Minimum pressures:
        i. 40 psi (peak hour demand)
        ii. 20 psi (maximum day demand plus fire flows)

    i. Dwelling unit equivalent flows: 160 gallons per day (single family residential)

56. SEPTIC TANK ABANDONMENT: If an on-site wastewater treatment system (septic tank, leach field, or similar component) is discovered on properties subject to development, said system shall be decommissioned according to a permit obtained

from Alameda County Department of Environmental Health. A lawful connection to the City's sanitary sewer shall be made. Exceptions for pre-existing on-site systems must be approved by the City Engineer if compliant with Pleasanton Municipal Code Chapter 15.

57. SANITARY SEWER DESIGN STANDARDS: Connections to the City's sanitary sewer network shall conform to Pleasanton Municipal Code Title 15 "Sewerage". All buildings inhabited by human beings which are not more than 250 feet from the City's sewer network shall be connected. All premises, parcels, and/or lots shall have independent connections to the City's sewer network. Public sanitary sewer system shall be designed to satisfy the following minimum standards:

    a. Minimum Manning Coefficient (n) within the pipe = 0.013

    b. Minimum flow velocity = 2 feet per second at least once per day
    c. Maximum flow velocity = 10 feet per second

    d. Maximum depth of flow to pipe diameter (d/D) = 0.75 for dry weather flow conditions

    e. Minimum pipe sizes:
        i. Laterals = 4 inches diameter
        ii. Main = 8 inches diameter
        iii. Force main = 6 inches diameter

    f. Minimum slope per table:

Pipe size in diameter	**Minimum slope**
4 inches	0.02 (lateral)
8 inches	0.005 (lateral)
8 inches	0.003
10 inches	0.0025
12 inches	0.0020
15 inches or larger	0.0015

    g. Maximum manhole spacing = 350 feet

    h. Minimum curvature for curved sewer mains: 200 feet or not less than recommended by pipe manufacturer

    i. Minimum pipe cover = 5 feet

    j. Peaking factor shall be Peak Wet Weather Flow divided by Average Dry Weather

    k. flow (PF = PWWF/ADWF). Referring to the City's Wastewater Master Plan from August 2007, PF shall be the average of the three events shown on Table 4.5

"Inflow and Infiltration Analysis" for each subbasin. The Basin I.D. is from Figure ES-3. Minimum allowable PF = 2.0.

l. Backflow prevention devices must be installed if the lowest plumbing fixture if the building is lower than the downstream cleanout overflow device or manhole to assure effluent discharge outside of the building in case the downstream pipe network becomes obstructed.

58. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer.

59. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer.

60. CITY ENGINEER SIGNATURE BLOCK: The following signature block shall be depicted on the first sheet of the plans submitted for construction: "Approval of these plans is for work within the street right-of-way and public utility systems within Public Services Easements unless otherwise noted. Approval of these plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction of the improvements public interest requires a modification or a departure from the specification and details of the City of Pleasanton or these plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which same is to be made. Approved as to design only based upon information submitted hereon this [DAY] of [MONTH], [YEAR] [NAME PROVIDED BY CITY], P.E., City Engineer, [DATE]

61. SUBDIVISION MAPS: The subdivision of land is governed by Pleasanton Municipal Code Title 19, as well as the California Government Code §§ 66410-66499.85 (Subdivision Map Act). All maps are subject to review and approval by the City Engineer. Recordation of the subdivision map shall be coordinated by the project developer's title company, with one full-sized mylar copy of the recorded map returned to the City.

The following statement shall be included on the cover sheet of the map: “I, [NAME PROVIDED BY CITY], P.E., City Engineer of the City of Pleasanton, County of Alameda, State of California, do hereby state that I have examined the herein embodied map entitled “[MAP NAME/NUMBER]” consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the [PARCEL OR TRACT] map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet.”

[NAME PROVIDED BY CITY], P.E., Registration No. 78830, City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]”

62. CITY CLERK’S STATEMENT: For final maps, the following statement shall be included on the cover sheet of the map: “I, Jocelyn Kwong, City Clerk and Clerk of the Council of the City of Pleasanton, County of Alameda, State of California, do hereby state that this final map entitled ““[MAP NAME/NUMBER]” consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet [NUMBER] thereof, was presented to said Council of the City of Pleasanton, as provided by law at a regular meeting held on the [DAY] day of [MONTH], [YEAR] and that said Council of the City of Pleasanton did thereupon by motion duly passed and adopted at said meeting, approved said map and accepted on behalf of the public all parcels of land and easements as offered for dedication to the City of Pleasanton for public use in conformity with the terms of the offer of dedication. The names of the subdividers are as shown on the Owner’s Statement upon Sheet 1. In witness whereof, I have hereunto set my hand this [DAY] day of [MONTH], [YEAR]. Jocelyn Kwong, City Clerk, City of Pleasanton, Alameda County, State of California [SIGNATURE LINE]”.

63. SUBDIVISION IMPROVEMENT AGREEMENT: Public improvements required as part of the subdivision must be either completed to the satisfaction of the City Engineer prior to map approval or guaranteed by a Subdivision Agreement. The agreement requires the project developer to post financial security in the form of either a cash deposit, letter of credit, or surety bonds in amounts equivalent to the value of the public improvements. If surety bonds are utilized, the form of the bond language shall be consistent with California Government Code § 66499.1 for faithful performance and § 66499.2 for labor and materials. The amounts of the bonds shall be 100% of the total estimated value of the public improvements consistent with § 66499.3. In addition, the City requires a warranty bond (often referred to as a maintenance bond) for 10% of the estimated value. The warranty bond shall be active for one-year following formal acceptance of the improvements. All submitted securities are subject to review and approval by the City Attorney. In addition, final maps and the associated Subdivision Agreement are subject to approval by the City Council.

64. CITY SURVEYOR: The City utilizes the services of an outside consultant to certify the technical accuracy of subdivision maps as City Land Surveyor pursuant to California Government Code §66451.1. In order to provide this service, the consultant will submit a proposal to the City for the estimated cost of the work. The estimate will be presented to the project developer together with the City's administrative markup according to the City's adopted Master Fee Schedule. Review of the subdivision map cannot commence until the project developer has submitted payment to the City for these costs. If the ultimate fee at the conclusion of the work is less than this payment, the project developer will be refunded the difference. If the ultimate fee is more than this payment, then the project developer shall submit payment for the difference before the consultant certifies the map.

    The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County, California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]"

65. SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code § 19.24.220. Setting of monuments shall be in accordance with California Government Code §§ 66495-66498. The surveyor shall give notice to the City Engineer when final monuments have been set, and when payment for said work has been received from the subdivider.

~~66. DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans. (Address this condition prior to improvement plan approval)~~

~~67.~~66. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument:

a. For final maps, right-of-way dedications for roadways or similar access shall be offered irrevocably to the City as an easement for public purposes pursuant to California Government Code Section 66439(d)(3) including the right to install and operate public utilities. Right-of-way is defined in Pleasanton Municipal Code § 13.04.010.

b. Public Service Easements (PSE) shall be granted to the City in accordance with Pleasanton Municipal Code §§ 19.24.190 and 19.36.110. PSEs shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and

below the ground surface including poles, wires, conduits, vaults, cabinets, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for public purposes…"

c. Dedications for public access over sidewalk or driveway areas shall exclude the City's obligation for maintenance pursuant to California Streets and Highways Code § 5610.

d. An electronic gate proposed on "Street B Private" will restrict access. Similarly, gates will be installed on "Street A Private", also restricting access. Any easements granted to the City should therefore be explicit in allowing access for maintenance/inspection of public utilities and emergency response providers while excluding the general public and any roadway maintenance by the City.

~~68.~~67. GEOTECHNICAL ENGINEER – DESIGN CERTIFICATION: The project developer shall comply with the recommendations of the project's geotechnical investigation report, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist. Said professional shall certify on the plans that the design complies with the recommendations of the report. (Address this condition prior to improvement plan approval)

~~69.~~68. LIQUEFACTION. Liquefaction potential has been identified as a geotechnical issue for Lots 29 and 30 (See Section 4.3 of the updated Cornerstone Earth Group report. The project developer shall provide additional investigation, analysis, and recommendations from the geotechnical engineer-of-record during the plan preparation phase of the project. All recommendations shall be implemented during design and construction of these lots. (Address this condition prior to improvement plan approval)

~~70.~~69. LATERAL SPREADING. Lateral spreading has been identified as a geotechnical issue for structures constructed near the Devany Creek culvert that extends beneath Dublin Canyon Road. The foundations for these structures shall be designed in accordance with recommendations from the geotechnical engineer-of-record to tolerate impacts due to seismically-induced creek bank movement. (Address this condition prior to improvement plan approval)

~~71.~~70. GEOTECHNICAL FINAL REPORT: At the conclusion of construction, the project developer shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations had been strictly followed. The project developer shall bear all

costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

~~72.~~71. DROUGHT RESTRICTIONS: If the City Council declares a drought during a time when this development is under construction, as described in § 9.30.010, et seq. of the Pleasanton Municipal Code, the project developer shall utilize only recycled water under Stage 1 or greater restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the project developer's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The project developer is responsible for all water costs based on current billing rates. (Address this condition during construction)

~~73.~~72. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details and shall be performed by properly licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure, insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)

~~74.~~73. HAUL ROUTE: Deliveries to and from the project site shall conform to the Commercial Vehicle Regulations included in Pleasanton Municipal Code Chapter 11.48. Vehicles with gross weights exceeding 3 tons but less than 8 tons are prohibited on any City roadway other than those designated a Commercial Vehicle Route unless a Transportation Permit has first been obtained. Said Commercial Vehicle Routes include First Street, Stanley Boulevard, and Sunol Boulevard. In addition to weight restrictions, vehicles that exceed 96 inches in width and/or 60 feet in length are also required to obtain a Transportation Permit. For information about Transportation Permits call 925-931-5677. (Address this condition prior to permit issuance)

~~75.~~74. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The project developer will be required to register the project with the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans. (Address this condition prior to permit issuance)

~~76.~~75. TEMPORARY TRAFFIC CONTROL: Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a

temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control". If flaggers will be utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand to see evidence of said training before allowing said personnel into the right-of-way. (Address this condition during construction)

~~77.~~76. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. (Address this condition during construction)

~~78.~~77. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Sections 4216, et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA) (Address this condition during construction).

~~79.~~78. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe networks or open stormwater channels in violation of Pleasanton Municipal Code §§ 9.14.080, et seq. The project developer shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added

to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction).

~~80.~~79. SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed including Rain Event Action Plans (REAP), a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction).

~~81.~~80. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the project developer. If the project developer fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the project developer or levied as a lien against the project developer's property. (Address this condition during construction)

~~82.~~81. PROPERTY NUISANCE: At no time during construction of the project shall the condition of the property become a nuisance as defined in Pleasanton Municipal Code § 9.28.020. The City shall have the right to inspect the property for conditions that violate the code standard. If a nuisance is found, the project developer shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable water systems, groundwater wells, or storm drainage networks. If the project developer fails the address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the project developer or levied as a lien against the project developer's property. (Address this condition during construction)

~~83.~~82. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8 a.m. and 8 p.m. daily except Sundays

and holidays when noise is prohibited outside the hours of 10 a.m. and 6 p.m. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the project developer fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the project developer or levied as a lien against the project developer's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)

~~84.~~83. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The project developer shall repair damage to existing public or private improvements on and near the project site and along the haul route at the project developer's expense if caused by construction activities. (Address this condition prior to acceptance of improvements or issuance of an Occupancy Permit)

~~85.~~84. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information to be submitted by project developers in formats that integrate with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink: https://www.cityofpleasantonca.gov/gov/depts/gis.asp (Address this condition prior to project acceptance or final occupancy).

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

~~86.~~85. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

~~87.~~86. FIRE CODE: All construction shall conform to the requirements of the current Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

~~88.~~87. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

~~89.~~88. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2025 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.

~~90.~~89. MATERIALS AND CONSTRUCTION METHOD: All structures located in any fire hazard severity zone or wildland interface area shall comply with all applicable section of the current CBC chapter 7A.

~~91.~~90. VEGETATION MANAGEMENT COMPLIANCE: Shall be in accordance with the current CBC chapter 7A (701A.5) and the 2022 CFC section 4906, including California Public Resource Code Section 4291 or California Government Code Section 51182.

~~92.~~91. FIRE PROTECTION FACILITIES: Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

~~93.~~92. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the project developer shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925-454-2361.

~~94.~~93. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

~~95.~~94. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

The following schedule for NO PARKING signs shall apply:

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

~~96.~~95. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied

building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

~~97.~~96. FIRE VEHICLE TURNAROUNDS: Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.

~~98.~~97. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

~~99.~~98. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.

a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.

b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).

c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

~~100.~~99. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

~~101.~~100. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans.

All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.

~~102.~~101. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The project developer shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:

a. Project Information;

b. Water Efficient Landscape Worksheet;

c. Soil management report;

d. Landscape design plan;

e. Irrigation design plan; and

f. Grading design plan.

~~103.~~102. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the project developer's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:

a. Project information sheet;

b. Certificate of installation according to the landscape documentation package;

c. Irrigation scheduling;

d. Schedule of irrigation, landscape and irrigation maintenance;

e. Landscape irrigation audit report; and

f. Soil management report (if not previously submitted).

~~104.~~103. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.

~~105.~~104. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.

~~106.~~105. EROSION CONTROL: For purposes of erosion control, the project developer shall plant a hydro seed mixture designed by the project developer's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the project developer until permanent landscaping is in place.

~~107.~~106. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. **Project Specific Condition.**

~~108.~~107. MAINTENANCE: The project developer and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

~~109.~~108. SITE LIGHTING: All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-1 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. **Project Specific Condition.**

Trees

~~110.~~109. TREE REPORT: The project developer shall provide an update to the tree report prepared by Jim Clark with Hortscience Barltett Consulting, dated December 7, 2020, including the memo dated March 22, 2023, and comply with the recommendations of the updated tree report. The updated report shall include an evaluation based on the latest site and grading plans. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed. **Project Specific Condition.**

~~111.~~110. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. A credit for replanting trees shall be as follows:

a. $250 credit for a 15-gallon size replacement tree;

b. $500 credit for a 24-inch box size replacement tree; and

c. $1,000 credit for a 36-inch box size replacement tree.

Project Specific Condition.

~~112.~~111. TREE DISPOSITION PLAN: Provide a tree disposition plan that shows trees to remain, trees to be removed, the value of each tree, the total value of the trees to remain and be protected, and the total value of trees to be removed. The plan shall also include the tree protection recommendations from the arborist report. **Project Specific Condition.**

~~113.~~112. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The project developer shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of $200,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations. **Project Specific Condition.**

~~114.~~113. ROOT CONTROL BARRIER: The project developer shall provide root control barriers and 4-inch perforated pipe for all trees located within 8 feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8 feet of pavement

or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.

~~115.~~114. TREE PRUNING: Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.

~~116.~~115. TREE PROTECTION FENCING: Prior to issuance of a grading or building permit, the project developer shall install temporary 6-foot-tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a "stop work order."

OPERATIONS SERVICES DEPARTMENT – ENVIRONMENTAL SERVICES/UTILITIES DIVISION – 925-931-5500

~~117.~~116. SEWER LINE: The sewer line shall be private from the new manhole on *(insert street name)* into the development. Prior to building permit submittal, the project plans shall be revised to reflect this requirement.

~~118.~~117. BACKFLOW PREVENTION ASSEMBLIES: Backflow preventer assemblies shall be designed and installed in accordance with current City Standards 704, 705, 706; State Health and Safety Code; Title 17; and as required by the Director of Operations and Water Utilities. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City's contractor, Aqua Backflow. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site it shall be tested and certified by an approved tester with the certification submitted to the City's contractor, Aqua Backflow, before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4 inch and smaller.

~~119.~~118. RECYCLED WATER: Recycled water should be used on site during the grading and construction period. However, under any declared stage of water shortage, recycled water must be used throughout the grading and construction period.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

Traffic Control

~~120.~~119. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management

practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.

~~121.~~120. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project developer.

~~122.~~121. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.

~~123.~~122. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.

~~124.~~123. TRAFFIC IMPACT FEES: The project developer shall pay any traffic impact fees for the development as determined by the City Traffic Engineer through the Pre-Annexation and Development Agreement. The fee shall be paid prior to building permit issuance.

~~125.~~124. DUBLIN CANYON ROAD: ~~The project developer shall work with City staff to finalize the design and striping of the Dublin Canyon Road corridor, east of Section 3 to the proposed Greek Orthodox Church, prior to issuance of Building permits (See Sheet TM 11A)~~. Prior to submittal of improvement plans to the City, the Project Developer shall coordinate with the City's Traffic and Engineering Divisions on finalizing the roadway design for Dublin Canyon Road. The design shall include, but not be limited to, lane configuration and striping along Dublin Canyon Road east of the driveway of Lots 29 and 30 to the Greek Orthodox Church located at 11300 Dublin Canyon Road (APN 941-2857-1)

In addition to the Dublin Canyon Road improvements required for the Project Developer's project, the Project Developer shall construct the roadway improvements along Dublin Canyon Road east of the driveway of Lots 29 and 30 to the Greek Orthodox Church. The Project Developer shall be reimbursed through the City's Capital Facilities Fee program for the reasonable and documented construction costs associated with improvements constructed east of the driveway of Lots 29 and 30 to the Greek Orthodox Church. The reimbursement amount shall be based on a cost estimate prepared and submitted by the Project Developer and shall be subject to the review and approval of the City Engineer prior to issuing permits. **Project Specific Condition.**

POLICE DEPARTMENT – 925-931-5144

~~126.~~125. FLOCK CAMERA: The existing 1B Pole located along the project frontage of Dublin Canyon Road shall be relocated in kind at the developer's cost. Prior to submitting to the City for permits, the developer shall work with Traffic Division and Police Department staff regarding the timing of relocation and operation of the FLOCK camera. The relocated pole details shall be included in the building and improvement plans for review and approval by the City's Traffic Engineer and Police Department prior to permit issuance. **Project Specific Condition.**

END

ORDINANCE NO. 2307

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLEASANTON AND PONDEROSA HOMES II, INC. FILED UNDER CASE NOS. P18-0078, P18-0078, P18-0081, PUD-130, AND TRACT 8569

WHEREAS, on March 30, 2018, Ponderosa Homes II, Inc. (the "Applicant") applied for: (1) Annexations (P18-0078) of parcels totaling approximately 130.98 acres; (2) General Plan Amendments (P18-0078) redesignating areas currently denominated: (a) Open Space-Public Health and Safety to Low Density Residential (for new residential uses), and (b) Low Density Residential to Open Space – Public Health and Safety or Open Space-Parks and Recreation (for private or public open space uses); (3) Rezoning (P18-0081) parcels from Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ to PUD-OS-A&G/OS-PH&S/LDR District; (4) a PUD development plan (PUD-130) to construct 28 single-family residential units, demolish and reconstruct two single-family homes, install related on- and off-site modifications and infrastructure, construct a staging area for public access to the Pleasanton Ridge, and dedicate land to the East Bay Regional Park District (EBRPD); (5) a Vesting Tentative Tract Map (TRACT 8569) to subdivide 128.5 acres into: (a) 30 single-family lots and roadway; (b) private open space; and (c) public open space dedicated to the EBRPD; and (6) a Pre-Annexation and Development Agreement for the proposed project located at 10807 Dublin Canyon Road (APN 941-2700-2), 10971 Dublin Canyon Road (APN 941-2700-1)11021 Dublin Canyon Road (APN 941-2500-002), APN 941-2500-003, 11033 Dublin Canyon Road (APN 941-2600-002-6). Subsequently, Applicant and the City began (hereinafter "Project"); and

WHEREAS, the Property is designated Low Density Residential, Open Space-Public Health and Safety, Open Space-Agriculture and Grazing, Housing Element Site Overlay, and Unincorporated in the General Plan; and

WHEREAS, the Property is Pre-zoned-PUD-OS-A&G/OS-PH&S/LDR/HOZ to PUD-OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development-Open Space-Agriculture and grazing/Open Space-Public Health and Safety/Low Density Residential/Housing Opportunity Zone on the City's zoning map; and

WHEREAS, the Applicant is the owner of the Project site; and

WHEREAS, the City of Pleasanton ("City") is the lead agency for the Project for purposes of the California Environmental Quality Act (CEQA) as codified at California Public Resources Code §§ 21,000, *et seq*., and as further governed by the State CEQA Guidelines, found at 14 CCR §§ 15,000, *et seq*.), pursuant to California Public Resources Code Section 21067 and 14 CCR Section 15367; and

WHEREAS, as the lead agency, the City has caused a Draft and Final Environmental Impact Report (collectively, the "EIR," SCH No. 2019080461) to be prepared to study any environmental impacts associated with the Project; and

WHEREAS, at its duly noticed public meeting of April 22, 2026, the Planning Commission conducted a public hearing at which it considered the agenda report, all public testimony, relevant exhibits, and staff recommendations regarding the approvals of the Project entitlements and the Pre-Annexation and Development Agreement labeled as Attachment 1 included hereto and made a part hereof; and

WHEREAS, on April 22, 2026, by adoption of Resolution No. PC-2026-08, the Planning Commission recommended the City Council certify the EIR for the Project; and

WHEREAS, at its duly noticed public meeting of May 19, 2026, the Planning Commission conducted a public hearing at which it considered the agenda report, all public testimony, relevant exhibits, and staff recommendations regarding the approvals of the Project entitlements and the Pre-Annexation and Development Agreement labeled as Exhibit A included hereto and made a part hereof

WHEREAS, the City Council found the Pre-Annexation and Development Agreement was consistent with the General Plan and would provide substantial public benefits, including open space preservation, transportation and infrastructure improvements, and financial contributions toward public facilities.

WHEREAS, at its duly noticed public meeting of May 19, 2026, the City Council considered the written agenda report, all public testimony, relevant exhibits, and staff/Planning Commission recommendations; and

WHEREAS, the City Council finds the provisions of the Pre-Annexation and Development Agreement for the Project is consistent with the City's General Plan and the City would receive at least equitable financial and other public benefits over the initial term of the Pre-Annexation and Development Agreement.

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

Section 1: The recitals set forth above are adopted as if restated here in full.

Section 2: Pursuant to California Government Code Section 65867.5, the City Council, prior to taking action on the Project, finds the approval of the Pre-Annexation and Development Agreement, based on the terms, would provide substantial public benefits, including open space preservation, transportation and infrastructure improvements, and financial contributions toward public facilities, and is consistent with the General Plan, insomuch as it:

a. contains all terms required by state law, as reflected in California Government Code Section 65865.2, including the duration (10 year initial term, with option to extend an additional 18 months), as well as the permitted uses of the property, density or intensity of use, maximum height and size of proposed building, and provisions for reservation or dedication of land for public purposes, as set forth in the Project entitlement approvals described above;

b. is consistent with the General Plan, per California Government Code Section 65867.5(b), in that it will implement various General Plan policies and programs, including:

   i. General Plan Housing Element Program 1.10 ("Complete annexation of the housing sites in unincorporated Alameda County [i.e., Lester and Merritt rezone parcels]…") in that the Agreement will result in the annexation of the Project site, also known as the Lester rezone parcel, into the City of Pleasanton;
   ii. General Plan Land Use Program 10.1 ("Use planned unit development [PUD] zoning for residential properties that have unique characteristics or to accommodate development that does not fit under standard zoning classifications") in that the Agreement and Project approvals will allow for the use of PUD zoning to govern the Project site and its unique characteristics; and
   iii. General Plan Open Space and Conservation Program 7.1 ("Support expansion of the East Bay Regional Park District's Pleasanton Ridge Park in areas designated as Open Space") insomuch as the Agreement will result in the ultimate dedication of over 75 acres of open space, staging, and trail facilities to the East Bay Regional Park District in an area designated Open Space;

provides, as required by California Government Code Section 65867.5(c), that the tentative map prepared for the subdivision will comply with California Government Code Section 66473.7.

Section 3: The City Council has considered the findings made in City Council Ordinance 2307, and hereby adopts the same findings by this reference, and based upon the City Council's own independent review and considerations, the City Council Approves the Pre-Annexation and Development Agreement with Foothill Boulevard Holding Company, LLC, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and hereby authorizes the City Manager to execute the Pre-Annexation and Development Agreement in substantial conformance with the form attached in Exhibit A, subject to minor amendments and approval by the City Manager and City Attorney.

Section 4: Severability. In case any provision in this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby and such provision shall be ineffective only to the extent of such invalidity, illegality or unenforceability.

Section 5: 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 May 19, 2026, and was adopted at a regular meeting on May 19, 2026 by the following vote:

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

_____
Jack Balch, Mayor

ATTEST:

_____
Jocleyn Kwong, City Clerk

Dated: _____

APPROVED AS TO FORM:

_____
Daniel Sodergren, City Attorney

CITY COUNCIL AGENDA REPORT

June 2, 2026
Library and Recreation

TITLE: APPROVE ANNUAL STREET CLOSURES FOR 2026

SUMMARY
This report identifies community parades and special events that require temporary street closures and parking restrictions for the 2026 calendar year.

RECOMMENDATION
Approve annual street closures for 2026.

BACKGROUND
During 2026, 22 special events are anticipated which will require street closures or parking restrictions. The number of street closures will be increased by seven (7) from 2025.

DISCUSSION
If approval is granted for the stated events (Attachment 1), staff will continue to work with the Special Event Committee (consisting of staff from various city departments) to process all event applications. Event organizers are required to submit a special event application, an insurance policy to indemnify the City from liability associated with the event, and detailed information about the operation of the event. To date, 20 of the anticipated 22 events have already submitted their special event applications.

The Special Event Committee will ensure event organizers effectively manage community notifications of potential event impacts and associated roadway closures.

As with previous street closures, prior to each event, the Police Chief will declare that an unusual condition exists, thereby allowing city streets to be temporarily closed and authorizing parking controls on affected streets to be enforced.

EQUITY AND SUSTAINABILITY
Not applicable, as this item is a routine matter of City business.

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

STRATEGIC PLAN ALIGNMENT
This action supports the ONE Pleasanton strategic plan goal of *Building a Community Where Everyone Belongs* to foster community engagement and conduct effective planning to promote a livable and economically vibrant community.

FISCAL IMPACT

These closure events will require Police Department overtime hours for street closures and event staffing relating to 22 special events (21 with fiscal impact) this year, an anticipated increase by seven (7) events from 2025. City staff will need regular and overtime hours to prepare for, set up, and remove barriers, cones, and barricades for the special events noted in this report. The number of Police and Public Works staff hours will be determined based on the event logistics and details of each individual event. Direct City support, minus approved discounts, will be recovered on an actual cost basis for most special events; pre-event estimates are provided to event organizers. Staff will recommend appropriate budget amendments based on actual revenues and costs incurred for these special events as part of the FY 2026/27 Mid-Year budget update process.

Prepared by:	Submitted by:	Approved by:
Michele Crose, Assistant Director of Library/Recreation	Heidi Murphy, Director of Library and Recreation	Interim City Manager

Attachments:

1. Street Closure Attachment 1 2026

Recommended Special Event Street Closures 2026

Event Date:	Event Name:	Location:
(*) April 19	PPIE Run for Education	Main St./various neighborhoods
June 5-7	PDA Weekend on Main Street	Main St
June 6	Christian Cycling's Dash for Cash	Franklin/Johnson
June 5	PDA Concert in the Park	Neal St. From Railroad and First St.
June 12	PDA Concert in the Park	Neal St. From Railroad and First St.
June 19	PDA Concert in the Park	Neal St. From Railroad and First St.
June 26	PDA Concert in the Park	Neal St. From Railroad and First St.
July 3	PDA Concert in the Park	Neal St. From Railroad and First St.
July 10	PDA Concert in the Park	Neal St. From Railroad and First St.
July 17	PDA Concert in the Park	Neal St. From Railroad and First St.
July 24	PDA Concert in the Park	Neal St. From Railroad and First St.
July 31	PDA Concert in the Park	Neal St. From Railroad and First St.
August 7	PDA Concert in the Park	Neal St. From Railroad and First St.
August 14	PDA Concert in the Park	Neal St. From Railroad and First St.
August 15	Soccer Parade	Main St. and nearby streets
August 21	PDA Concert in the Park	Neal St. From Railroad and First St.
August 28	PDA Concert in the Park	Neal St. From Railroad and First St.
October 2	PDA Weekend on Main Street	Main St
(**) October	Spirit Halloween Run	Main St. and nearby streets
(**) October	FHS Band Review	Main St. and nearby streets
November 8	Veterans Day Parade	Main St. and nearby streets
December 5	Hometown Holiday Parade	Main St and nearby streets

(*) Event has been completed

(**) Anticipated events as no special event applications have been received yet

CITY COUNCIL AGENDA REPORT

June 2, 2026
Public Works - Engineering Division

TITLE: ADOPT RESOLUTIONS PRELIMINARILY APPROVING THE ENGINEER'S REPORTS FOR LANDSCAPE MAINTENANCE DISTRICTS 1984-1 (PONDEROSA-DEL PRADO), 1993-1 (WINDSOR), 1993-2 (BONDE RANCH), 1994-1 (OAK TREE FARM), AND 1995-1 (MOLLER RANCH), DECLARING THE CITY'S INTENTION TO ASSESS THE PROPERTIES FOR THE COST TO OPERATE AND MAINTAIN THE DISTRICTS; AND SETTING JULY 21, 2026, AT 7:00 P.M. AS THE DATE AND TIME FOR THE PUBLIC HEARING

SUMMARY

The annual Engineer's Reports for the Landscape Maintenance Districts (LMDs) 1984-1 (Ponderosa-Del Prado), 1993-1 (Windsor), 1993-2 (Bonde Ranch), 1994-1 (Oak Tree Farm), and 1995-1 (Moller Ranch) have been prepared for fiscal year (FY) 2026/27. These districts were established to maintain the common landscaped and lighted areas within each development in accordance with City-approved development plans.

Over time, maintenance levels within these LMDs were reduced to keep assessment rates flat. As a result, current revenues are insufficient to maintain the improvements at their intended service levels or to address necessary maintenance and infrastructure replacement needs. Fund reserves have also been depleted due to rising maintenance and water costs, while revenues remained unchanged from FY 1999/2000 until last fiscal year, when rates were restored to levels consistent with those approved at district formation.

All district assessments will remain the same as last year. The Windsor LMD is in the worst financial condition, but the City is working with the homeowners association (HOA) to take over maintenance responsibilities to address the shortfall. The other districts, although significantly improved by the restoration of the original assessment rates, will require further increases in the future.

Under Proposition 218, any increase in assessments above the originally approved maximum requires voter approval by those property owners in each district. The Ponderosa-Del Prado and Bonde Ranch LMDs are undergoing a parallel Proposition 218 process. Accordingly, the Engineer's Reports for those two districts reflect the assessments that may be levied if the Proposition 218 vote does not pass. The Moller Ranch and Oak Tree Farm LMDs were approved with an inflation factor, but, based on a recent court case, Thacker vs. the City of Fairfield, it is questionable whether those inflation factors can be used to raise assessments, so this year the assessments will remain the same as last year and will continue that way unless that court case is further litigated.

The Engineer's Reports determine the annual assessments to be levied on property owners within each district to cover the cost of administration, electricity, water, landscape maintenance, irrigation, and infrastructure replacement. Under the Landscaping and Lighting

Act of 1972, annual assessments are collected through the Alameda County Assessor's Office and applied to each property owner's tax bill.

Staff recommends that the City Council adopt resolutions preliminarily approving the Engineer's Reports for LMDs 1984-1, 1993-1, 1993-2, 1994-1, and 1995-1, and set July 21, 2026, as the date of the public hearing.

RECOMMENDATION

Adopt resolutions:

1. Preliminarily approving the Engineer's Reports for Landscape Maintenance Districts 1984-1 (Ponderosa-Del Prado), 1993-1 (Windsor), 1993-2 (Bonde Ranch), 1994-1 (Oak Tree Farm), and 1995-1 (Moller Ranch);
2. Declaring the City's intention to assess properties for the cost of operating and maintaining the districts; and
3. Setting July 21, 2026, at 7:00 p.m. as the date and time for the public hearing and authorizing the City Clerk to publish a notice of annual hearing in accordance with California Streets and Highways Code section 22626(a).

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 levy 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 XIII D 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.

The City currently administers five LMDs. All five were formed before the adoption of Proposition 218 in 1996 and are structurally underfunded. Beginning in 2020, the City evaluated options for adjusting assessments and discussed those options with owners within each district. In 2025, the City restored assessments for four districts to the rates originally approved at district formation. Assessments for LMD 1993-1 (Windsor) remained unchanged as the approved rate was already consistent with the current assessment.

LMDs 1994-1 (Oak Tree Farm) and 1995-1 (Moller Ranch) include an inflation factor in their formation documents, and their assessments were updated last year. As a result, a Proposition 218 ballot proceeding is not currently anticipated for those districts at this time. However, the recent court decision in Thacker vs. the City of Fairfield, will require that the City conducts a Proposition 218 process for both districts unless further litigation is pursued and the City is able to increase assessments based on the approved amount and inflation. The City and the LMD 1993-1 (Windsor) homeowners association (HOA) are continuing discussions regarding a possible transfer of additional maintenance responsibilities to reduce district costs.

LMDs 1984-1 (Ponderosa-Del Prado) and 1993-2 (Bonde Ranch) were prioritized for a Proposition 218 process, and a parallel effort is underway to replace those districts with proposed Districts 2026-1 (Ponderosa-Del Prado) and 2026-2 (Bonde Ranch). The Engineer's Reports for existing LMDs 1984-1 and 1993-2 included with this agenda item would be implemented only if the Proposition 218 ballot proceedings for the replacement districts are not

approved by district voters.

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. On May 5, 2026, the City Council adopted resolutions preliminarily approving the Engineer's Reports for the two proposed new districts and ordering Proposition 218 assessment ballot proceedings.

For each LMD, City staff follows the statutorily required annual administration process. Staff conducts field inspections, oversees the City's maintenance contractor, addresses property owner concerns, and processes contractor payments. Annual administration generally includes the following steps:

1. Solicit competitive bids from contractors for required maintenance work;
2. Review bids and recommend an award to the lowest responsive and responsible bidder;
3. Review maintenance costs, estimate annual costs such as water and electricity, and prepare a budget to be included in the annual Engineer's Report and City budget;
4. Prepare the Engineer's Report for each district, including the proposed annual assessment amounts;
5. Present the Engineer's Report to the City Council at a public hearing; and
6. Following Council action, adopt the annual assessments and coordinate with the City's Finance Department and City Clerk to authorize the collection of assessments through the Alameda County Assessor's Office and receipt of the assessments as special revenue.

DISCUSSION

The City currently operates five LMDs that are assessed annually. The assessments include an additional 1.7 percent County administration fee. Assessments on City-owned parcels located within the Ponderosa-Del Prado, Bonde Ranch, Oak Tree Farm, and Moller Ranch districts do not include the 1.7 percent County administration fee, as the Finance Department transfers the money from the General Fund into the applicable district fund without involving the County.

All district assessments will remain the same as last year when the assessments for each District were restored back to the level approved at formation. The City is working with the Windsor HOA to take over maintenance responsibilities to address the maintenance shortfall for the Windsor LMD, the Ponderosa-Del Prado and Bonde Ranch LMDs are undergoing a parallel Proposition 218 process to approve an updated assessment consistent with Proposition 218 at a sustainable maintenance level, and the Moller Ranch and Oak Tree Farm LMDs were approved at a level up to $1,000 per property with an inflation factor, but will remain the same as last year and will continue that way unless the recent court case is further litigated.

The table below lists the assessments to be collected within each district this fiscal year, as well as the total expected special revenue and the total available reserves:

Table 1. Summary of LMD Assessments

LMD Name	LMD Number	Current Assessment Per Year	Private Property Assessment x Number of Parcels*	Public Property Assessment x Number of Parcels	Total Special Revenue Per Year	Total Available Reserves
Ponderosa-Del Prado	1984-1	$60.08/ parcel	$61.10 x 343 parcels	$60.08 x 1 parcel	$21,017	$58,600
Windsor	1993-1	$265.11/ parcel	$269.62 x 90 parcels	N/A	$24,266	$6,200
Bonde Ranch	1993-2	$389.56/ parcel	$396.18 x 102 parcels	$389.56 x 1 parcel	$40,800	$17,300
Oak Tree Farm	1994-1	$617.41/ parcel	$627.91 x 41 parcels	$617.41 x 1 parcel	$26,362	$29,100
Moller Ranch	1995-1	$675.63/ parcel	$687.12 x 99 parcels	$675.63 x 2 parcels	$69,376	$268,100

* Includes 1.7% county administration fee

Each Engineer's Report includes a reserve fund to provide for replacement of capital improvements such as planting, irrigation, decorative entry walls, signage, and lighting. Currently, the reserve funds are insufficient to cover these replacement costs.

In addition, irrigation systems have been shut off in Bonde Ranch and Oak Tree Farm, and in portions of Moller Ranch and Ponderosa-Del Prado, due to significant repair needs. These shutoffs have contributed to landscape decline and will limit the City's ability to undertake future landscape renovations.

Assembly Bill 1572 will also require the removal of nonfunctional turf in Windsor and Moller Ranch by January 1, 2029, resulting in additional maintenance costs. In Windsor, the HOA is currently performing landscape maintenance and paying irrigation water costs to help address reserve depletion; however, that arrangement alone will not provide the changes necessary for long-term fiscal sustainability, and staff is continuing to work with the HOA on assuming additional responsibilities.

Landscape Maintenance District 1984-1, Ponderosa-Del Prado

LMD 1984-1, established in 1984, provides for the maintenance of public landscaping along Paseo Santa Cruz, between Corte Santa Maria and Corte Pacifica, within the Ponderosa Homes Subdivision. Maintenance includes trees, shrubs, groundcover, and irrigation systems.

The current annual assessment of $60.08 per parcel is no longer sufficient to fund necessary maintenance, emergency repairs, or long-term capital improvements. While current assessment revenue supports basic maintenance and operational costs, including water, electricity, and administrative expenses, it is insufficient to fund system upgrades, plant replacements, and emergency repairs.

The district's capital repair and replacement anticipated year-end fund balance is approximately $58,600. In addition, estimated capital needs over the next ten years total approximately $600,000, including irrigation system replacement, plant and tree replacements, pruning, and consultant services.

The district faces an immediate annual funding shortfall for necessary pruning and irrigation improvements, with only approximately $7,200 available to address those needs and no funds available to replenish reserves.

If the Proposition 218 property owner ballot proceeding does not pass, staff will need to implement additional cost-reduction measures, including permanent shutoff of portions of the irrigation system. This would lead to accelerated landscape deterioration, increased long-term repair costs, and increased liability exposure for the City.

Staff believes the recommended actions are necessary to maintain service levels, protect community assets, and support the long-term sustainability of LMD 1984-1.

- irrigation infrastructure;
- tree pruning and removal; and
- fence and gate repair and replacement.

Landscape Maintenance District 1993-1, Windsor

LMD 1993-1, established in 1993, provides for the maintenance of public landscaping within the Windsor subdivision. The maintenance scope includes masonry walls, trees, shrubbery, groundcover, irrigation systems, entry features, and common area drainage ditches. The district also funds water and electricity associated with irrigation. These improvements are located within Lot A and Lot C of the subdivision.

The current annual assessment of $265.11 per parcel is no longer sufficient to maintain district improvements at prior service levels. Despite reductions in service, increased costs for water, maintenance, and repairs, combined with an aging irrigation system and maturing landscape, have depleted the district's reserves. In recent years, multiple irrigation failures have caused substantial water loss, unusually high water bills, and costly emergency repairs; and tree and limb failures have required extensive pruning and removal work.

Despite efforts to limit maintenance and an agreement under which the HOA pays the water bill and routine landscape maintenance costs, the district's capital repair and replacement anticipated year-end fund balance is approximately $6,200 due to emergency irrigation repairs and necessary tree work. The majority of last year's budget was used to address irrigation repairs, tree removals, and tree pruning.

As of February 2024, the HOA entered into an agreement with the City to reduce district maintenance costs, and in FY 2025/26, that arrangement reduced costs by approximately $11,000.

While the HOA's assumption of these responsibilities has generated meaningful cost savings, the City remains responsible for maintaining other district improvements, including:

- sound wall repairs;
- irrigation infrastructure;
- tree pruning and removal;and
- drainage maintenance, paving, furnishings, and other non-plant-related services.

The HOA agreement is a positive step toward restoring financial balance; however, long-term sustainability will still require either an increase in the annual assessment via a future Proposition 218 vote or the HOA assuming additional maintenance responsibilities. The current assessment of $265.11 per parcel remains unchanged, and no increase is proposed at this time.

Staff estimates, however, that the assessment would ultimately need to increase by approximately $400 per parcel, together with an annual inflation escalator, to support future district needs at the current level of HOA maintenance. If the HOA no longer pays for basic maintenance services and water, the assessment would need to increase to approximately $800 annually.

Any increase above the current maximum would require a Proposition 218-compliant property owner ballot proceeding. The estimated cost of that process is approximately $36,000 and no funding is available in the reserve to cover the costs.

In addition, Assembly Bill 1572 requires removal of nonfunctional turf by January 1, 2029. As a result, a portion of the district's lawn areas will need to be replaced with low-water-use plantings or mulch. The cost of this work is estimated at a minimum of $25,000, and could be much larger depending on the extent of improvements. That cost is expected to impact the district in 2027/28. Combined with other long-term capital improvements and major maintenance costs, total projected expenses over the next ten years are estimated at approximately $700,000.

Although no immediate assessment changes are proposed, staff believes future action will be necessary to:

- increase annual assessments to a sustainable level;
- add an inflation adjustment mechanism;
- address state-mandated landscaping requirements; and
- rebuild reserves to fund future capital repairs and system replacement.

Without these actions, or the HOA assuming additional responsibilities, the district risks noncompliance with state mandates, further deterioration of its assets, and greater long-term costs.

Landscape Maintenance District 1993-2, Bonde Ranch

Landscape Maintenance District 1993-2, established in 1993, provides for the maintenance of entry features, open space areas, firebreaks, trees, shrubbery, groundcover, and irrigation systems for the Bonde Ranch subdivision, encompassing Tracts 6483 and 6518.

The current annual assessment of $389.56 per parcel is no longer sufficient to maintain district improvements at prior service levels. Current revenue supports reduced maintenance, payment of County assessment fees, and City administration fees, but it does not fund the capital repair and replacement work necessary to preserve and restore key infrastructure.

The district's capital repair and replacement anticipated year-end fund balance is approximately $17,300. The reserve is inadequate to address significant near-term capital needs, including:

- irrigation system replacement;
- tree and shrub replacement;
- mulch replenishment;
- fence repair and painting; and
- basic landscape rehabilitation.

In recent years, water service to the district has been shut off due to persistent irrigation leaks, resulting in widespread landscape decline. Many trees and shrubs have died or are in poor condition due to the lack of irrigation. Restoring even minimal landscape quality will require a functioning irrigation system to support plant replacement and ongoing maintenance.

Increasing costs for capital improvements, electricity, water, and maintenance, including weed management, which now accounts for approximately 40 percent of the annual district budget, continue to strain the district's financial capacity. Current-year costs for basic maintenance, water, and electricity are projected at approximately $35,800, leaving insufficient funds to replenish the reserve.

Total estimated capital and improvement needs over the next decade are approximately $800,000, including:

- irrigation system replacement;
- landscape restoration;
- major fence repairs;and
- state-mandated fire mitigation improvements.

A Proposition 218 process is currently underway to raise assessments to a sustainable level. However, if the Proposition 218 property owner ballot proceeding does not pass, staff will need to further reduce maintenance, and property owners should expect continued deterioration of the district's landscape and infrastructure.

Landscape Maintenance District 1994-1, Oak Tree Farm

LMD 1994-1, established in 1994, provides for the maintenance of open space areas, entry features, decorative lighting, firebreaks, trees, shrubbery, groundcover, and irrigation systems within the Oak Tree Farm subdivision.

The current annual assessment of $617.41 per parcel is sufficient to fund reduced maintenance services, including County assessment fees, City administration fees, and minor improvements. However, it is not sufficient to fund critical capital repairs, irrigation system

restoration, major oak tree pruning, or emergency repair services.

To address ongoing leaks, the irrigation system has been shut off, adversely affecting plant health. City staff continue to work with the maintenance contractor to maximize efficiency. Despite these efforts, an increase in the annual assessment will be necessary to restore previous service levels and maintain the district's long-term sustainability.

The district's capital repair and replacement anticipated year-end fund balance is approximately $29,100; and is being used for necessary near-term improvements, including:

- irrigation system replacement;
- plant replacement;
- decorative fence repair;
- lighting replacement; and
- extensive tree pruning.

Staff held several meetings with property owners during FY 2025/26 to identify projects and establish priorities. In early 2026, staff implemented the first maintenance project, which included tree pruning and tree removal along Foothill Road as well as clearance pruning around street lights, at a cost of $11,520. A second project to repair and replace the ranch fence is expected to be completed before the end of the FY 2025/26 at a cost of $34,393.

This fiscal year, maintenance, water, minor pruning, LED street light conversions, and electricity costs are projected at approximately $26,500 and incidental and administrative costs are projected to cost approximately $4,700. The funds are not sufficient for the next round of proposed improvements, and a $4,800 drawdown of the reserve is required.

Total estimated capital needs over the next decade are approximately $400,000.

Landscape Maintenance District 1995-1 (Moller Ranch)
LMD 1995-1, established in 1995, provides for the maintenance of open space areas, entry features, lighting, firebreaks, trees, shrubbery, groundcover, and irrigation systems within the Moller Ranch subdivision.

The current annual assessment of $675.63 per parcel is sufficient to fund the district's reduced level of maintenance, including water and electricity costs, County assessment fees, City administration fees, and general operations. However, this amount is not sufficient to build the capital repair and replacement reserve needed to address aging infrastructure and long-term capital improvements.

The district's capital repair and replacement anticipated year-end fund balance is approximately $268,100, but this is insufficient to cover several near-term improvements, including:

- extensive irrigation system replacement;
- plant and tree replacement;
- decorative fence repairs; and
- lighting and other feature replacements.

Due to multiple irrigation system failures, a portion of the irrigation system has been shut off, affecting the health of established landscaping.

In prior years, staff met with the Moller Ranch HOA to discuss the need for increased assessments. Although initial support was limited, the HOA expressed interest in understanding the long-term cost-benefit of a rate increase. Discussions resumed in summer 2024 regarding a possible Proposition 218 process to support the district's long-term capital and maintenance needs.

Maintenance, water, and electricity costs are projected to total approximately $117,000 this fiscal year, driven by major irrigation repairs, turf conversion, and tree pruning, resulting in an estimated reserve draw of approximately $54,000.

Over the next decade, the total cost of necessary improvements is estimated at approximately $1,000,000, including irrigation and landscape restoration, fence replacement, and other capital needs.

Increases to Assessments

Without the proposed formation of replacement districts for Ponderosa-Del Prado and Bonde Ranch as approved by a vote of the district owners this year, without an increase to assessments based on the approved inflation factor for Moller Ranch and Oak Tree Farm, and without an agreement to take over the maintenance for Windsor, then all 5 districts will require an assessment increase through a future Proposition 218-compliant process.

The information in this report regarding future assessment increases is provided for informational purposes only and to support the public hearing scheduled for July 21, 2026. No additional City Council action regarding assessment increases is required at this time. Any future recommended action will be brought to the City Council under a separate item.

PUBLIC COMMENT

As part of the annual noticing process for preliminary approval of the Engineer’s Report, staff provides general information to residents within the LMDs. The annual notice includes the name and telephone number of a staff contact for questions.

If staff receives questions prior to the public hearing on July 21, 2026, staff will provide the City Council with those questions and responses at or before the hearing.

In addition, staff conducted extensive outreach for the Ponderosa-Del Prado and Bonde Ranch Landscape Maintenance Districts, as described in the May 5, 2026, agenda report regarding formation of replacement districts.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This action does not result in a direct physical change in the environment. In addition, maintenance work within each LMD is categorically exempt from CEQA under Guidelines Section 15302, “Replacement or Reconstruction.” Further, under CEQA Guidelines Section 15378(b)(4), this action is not a “project” as it is a government funding mechanism that does not involve a commitment to a specific project that may result in a potentially significant physical impact on the environment.

EQUITY AND SUSTAINABILITY
Not applicable, as this item is a routine matter of City business.

OUTREACH
The City Clerk will provide notice to owners of real property within each LMD regarding the public hearing and any related public meetings concerning the proposed annual assessments.

STRATEGIC PLAN ALIGNMENT
Approval of this action advances the citywide ONE Pleasanton Strategic Plan Goal of *Funding our Future* by supporting 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 administered by the City. Revenue collected for each LMD may be used only within that district and may not be commingled with funds from any other district.

As required by law, the City will continue to incur costs associated with assessments that provide a general benefit and for City-owned parcels within the districts. The City's FY 2026/27 fiscal impact is as follows:

Table 2. Fiscal Impact to City-Owned Parcels

Public Property Location	**Fiscal Impact**
Parcel 946-4563-125 (Ponderosa-Del Prado Park)	$60.08
General benefit area along the Alamo Canal in District 1984-1 (Ponderosa-Del Prado)	$9,703.00
Parcel 948-0014-1-39 (water tank site) in District 1993-2 (Bonde Ranch)	$389.56
Parcels 941-1803-62 and 941-1801-02 (water tank site and trails staging area) in District 1995-1 (Moller Ranch)	$1,351.26
Parcel 946-4585-044 (sewer lift station) in District 1994-1 (Oak Tree Farm)	$617.41
Total	**$12,121.31**

Consistent with the prior year and the proposed assessment amounts, staff recommends appropriation of $12,121.31 from the General Fund to the respective LMD funds.

Prepared by:	Submitted by:	Approved by:
Michael Stella, City Engineer	Siew-Chin Yeong, Director of Public Works	Interim City Manager

Attachments:

1. Summary Table of Landscaping and Lighting Maintenance Districts
2. Resolution Approving Engineer's Report and Assessments (Ponderosa - Del Prado)
3. Resolution Approving Engineer's Report and Assessments (Windsor)
4. Resolution Approving Engineer's Report and Assessments (Bonde Ranch)
5. Resolution Approving Engineer's Report and Assessments (Oak Tree Farm)
6. Resolution Approving Engineer's Report and Assessments (Moller Ranch)

SUMMARY TABLE

Landscape Maintenance Districts (LMD's)

District Name	Properties in District	Assessment per Property	Annual Revenue	General Benefit Area Revenue	Total Revenue	Projected Annual Expenditures	Amount to/(from) Reserve	Anticipated fund Balance	Anticipated Starting Fund Balance
1984-1 Ponderosa (Del Prado)	344	$ 61.10	$ 21,017.38	$ 9,703.00	$ 30,720.38	$ 30,720.38	$ -	$58,653.83	$58,653.83
1993-1 Windsor	90	$ 269.62	$ 24,265.80	$ -	$ 24,265.80	$ 22,525.90	$ 1,739.90	$7,955.57	$6,215.67
1993-2 Bonde Ranch	103	$ 396.18	$ 40,799.92	$ -	$ 40,799.92	$ 40,799.92	$ -	$17,325.88	$17,325.88
1994-1 Oak Tree Farm	42	$ 627.91	$ 26,361.72	$ -	$ 26,361.72	* $ 31,194.91	$ (4,833.19)	$24,319.16	$29,152.35
1995-1 Moller Ranch	101	$ 687.12	$ 69,376.14	$ -	$ 69,376.14	* $ 123,879.33	$ (54,503.19)	$213,598.59	$268,101.78

* projected annual expenditures are higher than the total revenue to address both routine maintenance and potential non-routine maintenance such as pruning, tree removal, and AB 1572 nonfunctional turf compliance

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE INTENTION TO ORDER IMPROVEMENTS FOR THE LIGHTING & LANDSCAPE MAINTENANCE DISTRICT NO. 1984-1 PONDEROSA FOR FISCAL YEAR 2026/27; DECLARING THE INTENTION TO CONTINUE THE LEVY AND COLLECTION ASSESSMENTS; AND SETTING THE DATE FOR THE PUBLIC HEARING

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the City Council of the City of Pleasanton has described proposed improvements to be included for the determination of annual assessments levied for Lighting and Landscape Maintenance District No. 1984-1 Ponderosa, created under the Lighting & Landscape Act of 1972, and ordered the preparation of an Engineer's Report to determine the annual levy of assessments for such District; and

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the Engineer has filed with the City Clerk a Preliminary Engineer's Report for the Lighting & Landscape Maintenance District No. 1984-1 Ponderosa for Fiscal Year 2026/27.

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

SECTION 1. The City Engineer is designated by this Council as the Engineer of Work for Lighting & Landscape Maintenance District No. 1984-1, Ponderosa, during fiscal year 2026/27. The area of land to be assessed is located in the City of Pleasanton, Alameda County.

SECTION 2. The City Council intends to continue to levy and collect assessments within Lighting & Landscape Maintenance District No. 1984-1, Ponderosa, during fiscal year 2026/27.

SECTION 3. The improvements to be made in this assessment district are generally described as follows:
Maintenance of a 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.

SECTION 4. In accordance with this resolution directing the filing of an annual report, the City Engineer has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessments upon assessable lots and parcels of land within the assessment district.

SECTION 5. On Tuesday, the 21st day of July 2026, at the hour of 7 p.m., the City

Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The Council meeting will be held in accordance with Government Code Section 54954(e). To improve access to public information, residents may access meetings remotely through the City's website.

SECTION 6. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

SECTION 7. City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 2nd day of June 2026 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel Sodergren, City Attorney

CITY OF PLEASANTON

Landscape Maintenance District No. 1984-1, Ponderosa

Engineer's Report

Fiscal Year 2026-27

June 2026

Pursuant to the Landscaping and Lighting Act of 1972, government code and article XIIID of the California Constitution

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City of Pleasanton

Mayor and City Council

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

City Manager

Gerry Beaudin

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Introduction

Executive Summary

The Ponderosa Landscape Maintenance District, 1984-1, was created in 1984 as a means to fund the maintenance of the landscape and common areas for the Ponderosa subdivision, a 344-parcel development. The district was formed prior to the passage of Proposition 218, the “Right to Vote on Taxes Act” which requires property owner approval to impose or increase assessments.

At the time of formation, no inflation escalator was built into the assessment and the district assessment remained at $16.62 from FY 2000-01, when it was reduced from the approved amount, to FY 2025-26, when it was restored back to the approved amount of $60.08 as indicated in Resolution 88-375. The reduced assessment has led to a severe decline in the level of maintenance, a lack of sufficient funding for capital improvement projects, and forced the city to shut down a portion of the irrigation system. The lack of irrigation has led to an even further decline of the landscape to the point that the district is out of compliance with the level of maintenance required as part of the development approval, which exposes the district and the property owners to increased liability.

Last year, the City proceeded with a Proposition 218-compliant vote process to bring the district to a sustainable funding level. The process include public outreach with residents over a 6-month period, including 3 neighborhood meetings, an online survey submitted to every property owner, and a dedicated webpage. The budget for this past fiscal year required drawing down the reserve by about $32,000 due to the consultant costs, estimated at approximately $36,000, for the Proposition 218 vote. The assessment will remain the same this year as it was last year.

A separate Engineer’s Report was completed for the Proposition 218-compliant assessment. This Engineer’s Report will be adopted should the Proposition 218 vote fail to pass.

Overview

The City of Pleasanton (“City”) is located in Alameda County, and covers an area of 24.3 square miles, with over 24,500 assessor parcels, and approximately 80,000 residents. The City currently has five Landscape Maintenance Districts (“Districts”) that provide services to a combined total of 680 parcels:

- 1984-1 Ponderosa (Del Prado) – 344 parcels
- 1993-1 Windsor – 90 parcels
- 1993-2 Bonde Ranch – 103 parcels
- 1994-1 Oak Tree Farm – 42 parcels
- 1995-1 Moller Ranch – 101 parcels

The five District's benefit assessments were established prior to the approval of Proposition 218 in 1996. The purpose of these Districts is to provide funding for the installation, maintenance and servicing of local landscaping and lighting improvements ("Improvements") within each District's service area.

Landscape Maintenance District No. 1984-1, Ponderosa

Assessment Background

The Ponderosa Landscape Maintenance District No. 1984-1 ("District 1984-1" or "Maintenance District") was formed in 1984 as a Condition of Approval for the Ponderosa development, to fund certain landscape improvements within the Ponderosa subdivision.

The Ponderosa single-family residential project was approved in two phases, October 1983 and January 1985. The Ponderosa Landscape Maintenance District No. 1984-1 has a total of 344 parcels, 343 are single family residences, and 1 parcel is owned by the City, which is the location of Del Prado Park.

The Ponderosa Landscape Maintenance District No. 1984-1 purpose is to fund the maintenance of the existing Ponderosa subdivision landscaping, trees, shrubbery, groundcover, irrigation systems in the area north of Corte Flores on the west side of Paseo Santa Cruz, and north of Corte Pacifica on the east side of Paseo Santa Cruz.

District 1984-1 is funded by the benefit assessment approved in 1984 ("Assessment") and does not receive any direct revenues from property taxes or any other funding sources. Based on research of historical documents and in consultation with their consultant, SCI Consulting Group, and an attorney that specializes in assessment law, JarvisFay, the fiscal year 2025-26 assessments for District 1984-1 were restored to the amount that was approved by Resolution 88-375, which was the first assessment on record, and was for $60.08 per parcel per year. Under Proposition 218, a property owner vote is only required when these assessments are increased, and an assessment is not increased if it is set at an amount that is no more than the maximum amount initially authorized when the assessment district was created. (Cal. Const. Art. XIII D, § 5(b); Gov. Code § 53750(h)(2)(B).) Assessment levels will remain the same this year, with a total of 344 parcels in the District, the fiscal year 2026-27 total assessment will be $21,017.38.

The fiscal year 2026-27 total assessment remains at the level approved at formation but is still insufficient to fund the maintenance of all common areas, including water costs, county assessment fees, city administration fees, replacement of plantings, irrigation systems, and other district improvements. The Engineer's Report projects a shortage that will require the City to reduce landscape maintenance and water use so that maintenance costs remain below assessments.

An increase in the annual assessment will be necessary to meet the maintenance standards of the District into the future. The city can no longer subsidize staff

administration time or the consultant fees for the Engineer's Report. The consultant fees for the Proposition 218-compliant vote cost approximately $36,000 plus staff time. Water costs, which require a significant portion of the LMD budget, increased thirty percent in calendar year 2024, another twelve percent in 2025, and were changed to a tiered system in 2026 and are expected to continue to rise.

Even with the restoration of the approved increased assessment amount, the city will be forced to reduce maintenance and postpone facilities upgrades and tree pruning, resulting in a continuing deterioration of the grounds and facilities, which may place the district at risk to potential fines or litigation. To limit liability for the district, staff has proceeded with a 218-compliant vote running on a parallel path, with this Engineer's Report being the fallback report if the vote does not pass. Staff conducted significant public outreach, held 3 neighborhood meetings, sent out a survey to all property owners, provided a dedicated webpage to the district, and worked to make sure the final ballot measure was reflective of the input received by the property owners. In the case the vote does not pass, another Proposition 218-compliant vote will need to be held in the future, incurring significant consultant costs, until a sustainable assessment has been agreed to by property owners.

For 2025-26 costs/revenues, see Figure 4 – FY 2025-26 Actual Costs and Revenues.

Engineer's Report and Proposed Assessments

Each year for which the assessments will be approved, the City Council must direct the preparation of an Engineer's Report, budgets, and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the City Council may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the City Council.

This Engineer's Report ("Report") was prepared to establish the budget for the continued maintenance, improvements, and services ("Improvements") that would be funded by the proposed fiscal year 2026-27 assessments, determine the benefits received by property from the Improvements, and the method of assessment apportionment to lots and parcels within the Maintenance District. 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 ("Act") and Article XIIID of the California Constitution ("Article").

If the City Council approves this Engineer's Report and the proposed assessments by resolution, a notice of public hearing must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed assessments. This

hearing is currently scheduled for July 21, 2026. At this hearing, the City Council would consider approval of a resolution confirming the continuation of the assessments for fiscal year 2026-27. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2026-27.

Legal Requirements

Proposition 218

The City of Pleasanton's five Landscape Maintenance Districts were formed prior to the passage of Proposition 218, "The Right to Vote on Taxes Act," which was approved by the voters of California on November 6, 1996 and is now Article XIIIC and XIIID of the California Constitution. (Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which specially benefits the assessed property). Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as "grandfathered assessments" and held them to a lower standard than post Proposition 218 assessments.

The existing Assessment Districts will be re-assessed consistent with the procedures and requirements imposed by Proposition 218, which provide several important requirements, including property-owner balloting and approval for the imposition of new or increased assessments if greater than the formation level assessments. No vote is required this year because the proposed increase to the assessments is less than the maximum assessment amounts approved at formation of the LMD and no change to the assessment calculation is proposed.

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution because the Improvements to be funded are clearly defined, the Improvements are directly available to and directly benefit property in the Maintenance District, and the Improvements provide a direct advantage to property in the Maintenance District that would not be received in absence of the assessments.

Plans & Specifications

Introduction

The work and Improvements to be undertaken by the City of Pleasanton within the Landscape Maintenance District No. 1984-1, Ponderosa, and the costs thereof paid from the levy of the annual assessments, provide special benefit to Assessor Parcels within the Maintenance District as defined in the Method of Assessment herein.

The Landscaping and Lighting Act of 1972 (Streets & Highways Code § 22525 et seq.), (the "Act"), defines improvement, maintenance, servicing, and incidental expenses as follows:

"Improvement" means one or any combination of the following:

The installation or planting of landscaping.

The installation or construction of statuary, fountains, and other ornamental structures and facilities.

installation or construction of public lighting facilities, including, but not limited to, traffic signals.

installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

The installation of park or recreational improvements, including, but not limited to, all of the following:

preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.

Lights, playground equipment, play courts, and public restrooms.

The maintenance or servicing, or both, of any of the foregoing, and of any improvement authorized by subdivision (i).

The acquisition of land for park, recreational, or open-space purposes.

The acquisition of any existing improvement otherwise authorized pursuant to this section.

The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

"Maintain" or "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.

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.
The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Service" or "servicing" means the furnishing of:
Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.
Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

"Incidental expenses" include all of the following:
The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
The costs of printing, advertising, and the giving of published, posted, and mailed notices.
Compensation payable to the county for collection of assessments.
Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
Costs associated with any elections held for the approval of a new or increased assessment.

The City of Pleasanton's work and Improvements ("Improvements") for the property within the Maintenance District that is owned or maintained by the City of Pleasanton, are consistent with these definitions. Plans and specifications for these Improvements are filed with the City of Pleasanton Landscape Architect and are incorporated herein by reference.

Ponderosa Description of Improvements

The improvements which are the subject of this Report are briefly described as follows:

Landscaping, including trees, shrubs and irrigation system 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).

Said improvements are within the following areas:

North of Corte de Flores on the west side of Paseo Santa Cruz approximately 160 feet long by 6 feet wide, and north of Corte Pacifica on the east side of Paseo Santa Cruz approximately 1,370 feet long by 6 feet wide.

Plans and specifications for the improvements to this Landscape Maintenance District are those prepared by The Environmental Center, dated October 30, 1984, and January

13, 1986. These plans and specifications have been filed separately with the City Clerk of the legislative body and are incorporated in this Report by reference.

Recommended Capital Improvements

Improvements in Landscape Maintenance District No. 1984-1, Ponderosa, are overdue for much needed upgrades and repairs. However, the Maintenance District reserve fund balance is insufficient to make these improvements.

The City drafted a schedule of recommended capital improvement projects that need to be addressed, such as the replacement of the irrigation system and planting improvements, and their respective estimated cost, as well as a planned replacement/renovation schedule. To fund the necessary capital improvements, fund the approved and projected water rate increases, and maintain the District to a similar level to when the District was created staff estimates that the annual assessments would need to be increased to around $150-160 depending on level of maintenance and the special benefit received by the individual properties. Anticipated capital improvement costs over the next decade are around $600,000.

Estimate of Cost and Budget – Fiscal Year 2026-27

The following budget shows the estimate of cost of the Improvements to be funded by the Maintenance District in Fiscal Year 2026-27.

Figure 1 – Estimate of Costs and Revenues

City of Pleasanton Landscape Maintenance District No. 1984-1, Ponderosa 2026-27 Estimate of Costs	
	Budget
Installation, Maintenance, and Servicing Costs	
Landscaping (maintenance)	
Basic maintenance	$4,461.17
Other maintenance[i]	$8,902.35
Extra work[ii]	$7,2057.00
Water – All planting	$5,300.00
Power – One controller	$350.00
Total for Installation, Maintenance and Servicing	$26,070.52
Incidental and Administration Costs[iii]	
City of Pleasanton Assessment Administration	$1,800.00
County Fees for Collection of Assessment	$349.86
Consultant Fees for Engineer's Report	$2,500.00
Total Incidental and Administrative Costs	$4,649.86
Amount to/(from) Reserve Fund[iv]	
Reserve/Long-term Replacement Fund for scheduled long-term replacement of various district improvements	$0
General Fund Contribution for General Benefits[v]	($9,703.00)
Total Costs	**$21,017**
Budget Allocation to Property	

Number of Parcels/Units	Single Family Equivalent Units (SFE)[vi]	Assessment Rate	Total Assessment[vii]
344	344	$61.10	**$21,017.38**

Explanation of Annual Assessment Rate per Unit:
343 units @ $61.10 assessment per year (= $60.08 + $1.02 County Collection Fee)
1 unit @ $60.08 assessment per year (City parcel, savings of the $0.28 County Collection Fee)

Notes to Estimate

i. Cost for the routine maintenance of the general benefit area paid for by the City of Pleasanton

ii. Contingency to address maintenance that is not routine in nature, such as repair or replacement of broken irrigation valves and lines or pruning/removing failed trees or tree limbs.
iii. 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.
iv. The district's anticipated year-end fund balance is approximately $58,600. The projected 2026-27 expenses, if current maintenance levels and water use were maintained, are higher than the projected annual revenues. Therefore, and since the fund balance will not be sufficient to cover this gap, the City will need to reduce maintenance and water use to begin to return the account to a balanced budget. Reserve/replacement funds are held in an interest-bearing account until needed for repairs to the irrigation system, landscaping or other District features.
v. The City will make a contribution of $9,703 from the General Fund for the cost of maintenance of the "general benefit" area along Arroyo, that was at one time included in this district.
vi. 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.
vii. 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 Landscape Maintenance District 1984-1 reserve/replacement funds are held in an interest-bearing account until needed for repairs to the irrigation system, landscaping or other District features.

Method of Assessment Apportionment

Method of Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of Improvements and landscaping for the Maintenance District and the methodology used to apportion the total assessment to the properties within the Maintenance District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the Maintenance 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 cost of the special benefits from the Improvements. Special benefit is calculated for each parcel in the Maintenance District using the following process:

i. Identification of all benefit factors derived from the Improvements.
ii. Calculation of the proportion of these benefits that are general.
iii. Determination of the relative special benefit per property type.
iv. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit, location, property type, property characteristics, improvements on property and other supporting attributes.

The parcels within the Landscape Maintenance District No. 1984-1, Ponderosa, consist of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the Maintenance District, over and above general benefits conferred on real property or to the public at large. 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 Benefits

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 XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

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

In this case, the 2008 Silicon Valley Taxpayers Association, Inc. vs Santa Clara County Open Space Authority ("SVTA") decision provides enhanced clarity to the definition of special benefits to properties from similar public improvements in three distinct areas:

i. Proximity
ii. Expanded or improved access
iii. 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.

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

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from installation, maintenance and servicing of landscaping, irrigation, sidewalks, signs, lights, and other improvements to be provided with the assessment proceeds. These categories of special benefits are derived from the statutes passed by the California Legislature and studies which describe the types of special benefit received by property from maintenance and improvements such as those provided by the City of Pleasanton, Landscape Maintenance District No. 1984-1, Ponderosa. These types of special benefit are summarized as follows:

i. Improved access to landscaped areas and other permanent public improvements
ii. Proximity to improved landscaped areas and other permanent public improvement.
iii. Improved views.
iv. Extension of a property's outdoor areas and landscaped areas for properties within close proximity to the Improvements.
v. Creation of individual lots for residential use that, in absence of the assessments, would not have been.

The above benefit factors, when applied to property in the Maintenance District, specifically increase the utility and usefulness of the property within the Maintenance District. For example, the assessments will provide funding to improve and maintain the public landscaping next to the parcels within the Maintenance District. Such improved and well-maintained landscaping enhances the overall quality, desirability, utility and safety of the properties.

General vs. Special Benefits

Article XIIID, 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. Property may be assessed to fund improvements to the extent of the special benefits conferred by the Improvements; but general benefits are not assessable. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIIID 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 special benefit. General benefit may be described as "an indirect, derivative advantage" resulting from the improvements. One infers from Article XIIID that all benefit is either general or special.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit

There is no widely accepted or statutory formula for quantifying the amount of any general benefit that is identified.

In this Report, the general benefit is first identified, generously estimated, and then budgeted so that it is funded, as required by Proposition 218, 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

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". A special benefit is conferred to a property if the property "receives a direct advantage from the improvement (e.g., proximity to setback landscaping)." In the Maintenance District, as noted, properties have close and unique proximity, views of and access to the Improvements, and uniquely improved utility and desirability from the Improvements, and other properties and the public at large do not receive such benefits because they do not have proximity, access to or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and only minimal general benefit is conferred on property outside the Maintenance District or to the public at large.

This Engineer's Report includes a specific, quantified calculation of general benefits, as described below, that is based in part on the use by people outside of the Maintenance District. Moreover, the proportionality of the Assessments to the special benefits conferred on each parcel, based in large part on proximity, is established as well.

Calculating General Benefit and Special Benefit Paid from Other Funds

In this section, the total general benefit, which must be paid from other non-assessment funds, is conservatively estimated, quantified, described, and separated, and then budgeted to absolutely ensure that it is funded by sources other than this assessment.

Benefit to Property Outside the Maintenance District = 1.9%

In summary, real property located within the boundaries of the Maintenance District distinctly and directly benefit from closer proximity, access and views of the Improvements funded by the Assessments, the creation of developable parcels, and from the extension of usable land area provided by the assessments. The Improvements are specifically designed to serve local properties in the Maintenance District, not other properties nor the public at large. The Maintenance District has been narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Maintenance District receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Maintenance District in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of specific proximate properties and make them more functional to use, safer and easier to access.

Properties within the proposed Maintenance District receive almost all the special benefits from the Improvements because properties in the Maintenance District enjoy unique and close proximity and access to the Improvements that are enjoyed less by other properties or the public at large. The landscaping Improvements are specifically designed to benefit the properties in the Maintenance District.

Furthermore, there are multiple, proximate open space, landscaped areas, and other improvements outside of the Maintenance District, funded by other sources, that provide most of the open space and landscaping benefits to nearby parcels that are outside of the Maintenance District.

In other words, the landscaping Improvements maintained by the proposed Assessments specially benefit the properties within the Maintenance District, but other nearby improvements primarily benefit other proximate properties. Nonetheless, there are certain properties that are outside the boundaries of the Maintenance District that may benefit from the landscape improvements. A total of no more than 6 proximate parcels have been identified that receive some special benefit from the improvements including improved views, proximity and/or

access, but do not receive extension of outdoor areas nor the special benefit of parcel creation. Since these adjacent properties only receive a 3 of the 5 major special benefits, a 60% factor is applied.

Total General Benefit to Properties Outside of the District = 1.9%

Assumptions

11 parcels outside and adjacent to the District
344 parcels in the Maintenance District

Calculation

General Benefit to Property outside the Improvement District =
(11 / (11 + 344)) * 60% = 1.9 %

Although it can reasonably be argued that Improvements inside, but near the Maintenance District boundaries are offset by similar landscape improvements provided outside, we use the more generous approach of finding that 1.9% of the Improvements may be of benefit to property outside of the Maintenance District.

Benefit to Property Inside the District that is Indirect and Derivative = 0.0%

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

Nevertheless, the SVTA decision indicates that there may be general benefit "conferred on real property located in the district." A measure of the general benefits to property within the Maintenance District is the percentage of land area within the Maintenance District that is publicly owned, open to the public, and used for regional purposes such as major roads, rail lines, hospitals, and other regional facilities because such properties, while physically within the Maintenance District, are used for regional purposes and could provide indirect benefits to the public at large. In this case, essentially 0% of the land area is used for such regional purposes.

Benefit to the Public at Large = 10%

The general benefit to the public at large can be estimated by the proportionate amount of time that the Maintenance District's public landscaped areas and facilities are used and enjoyed by individuals who are not residents, employees, customers, or property owners in the Assessment Area. 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.

Total General Benefits to be Financially Contributed from Other Funds = 11.9%

Using a sum of these three measures of general benefit, we find that approximately 11.9% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the Assessments.

General Benefit Calculation

	1.9% (Outside the Maintenance District)
+	0.0% (Inside the Maintenance District – indirect and derivative)
+	10.0% (Public at Large)
=	11.9% (Total General Benefit)

Source of Financial Contributions from Other Funds to Satisfy the 11.9% Requirement

The general benefit contribution is paid in part from other “in-kind”, non-monetary contributions from the City in the form of infrastructure critical to the continued maintenance of the Maintenance District Improvements, as described below. Also, general benefit contributions come from the “annuity” value of the improvements that were constructed by the developer.

The City of Pleasanton owns, maintains, rehabilitates, and replaces the curb and gutter along the border of the Maintenance District. This curb and gutter serve to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance 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 Maintenance District. This system serves to prevent flooding and associated damage to the improvements and to manage urban runoff including local pollutants loading from the improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and

replacement of the local storm drainage system is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local storm drainage system, the budget would increase by at least 10%.

The City of Pleasanton owns and maintains local public streets throughout the Maintenance District. These public streets provide access to the Improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local public streets is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local public streets, the budget would increase by at least 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" can be used to offset general benefit costs and is conservatively estimated to contribute 20%. In other words, if the Maintenance District were required to construct all the Improvements, the annual budget would increase by at least 20%.

In other words, there is a 11.9% contribution needed to offset the general benefits conferred by the Improvements, and there is a 50% contribution from City of Pleasanton supporting local infrastructure, along with the amortized value of initial construction. This 50% contribution more than satisfies the general benefit requirements.

The estimates used above for the City of Pleasanton's "in-kind," non-monetary contributions for the maintenance, rehabilitation and replacement of the curbs and gutters, storm drainage systems, local streets (the "supportive infrastructure"), and the value of the initial Improvements constructed by the Developer, are based on industry standards; typical and standard quantity ratios between this supportive infrastructure (including the City's relative associated maintenance costs) and similar Improvements; and on the assessment Engineer's professional experience on planning and working in such projects.

The City will also make a contribution of $9,703 from the General Fund for the cost of maintenance of the "general benefit" area along Arroyo, that was at one time included in this district.

Source of Contributions from Other Funds to Satisfy 11.9% Requirement

City non-monetary contributions:

10.0% (Curb and gutter)
\+ 10.0% (Storm drainage system)
\+ 10.0% (Public roads)
\+ 20.0% (Amoritized value of initial construction)

= 50.0% (Total General Benefit paid from Other Funds)

City Monetary Contributions

\+ $9,703 General Fund contribution for maintenance of area along Arroyo

Zones of Benefit

The boundaries of the Assessment Area are carefully drawn to only include the properties that are proximate to the Improvements and that would materially benefit from the Improvements.

In SVTA, the court noted that even a local agency-wide assessment district is appropriate under the right conditions:

> *"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 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)."*

The court therefore acknowledged the appropriateness of a District-wide assessment so long as each parcel receives a direct advantage from the assessment-funded improvement or service. As demonstrated in this Report, each parcel in the Maintenance District receives a direct advantage and special benefit from the Improvements.

In the Maintenance District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. Therefore, the even spread of assessment throughout the narrowly drawn district is indeed consistent with the SVTA decision. The benefits from the Improvements within the Maintenance District do not vary further based on proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in

negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity.

Consequently, since all parcels in the Maintenance District have good access and proximity to the Improvements and the benefits to relatively closer proximity are offset by other factors, additional proximity is not considered to be a factor in determining benefit within the Maintenance District. Therefore, zones of benefit are not justified or needed within the Maintenance District.

Method of Assessment

As previously discussed, the Assessments provide comprehensive Improvements that clearly confers direct and special benefits to properties in the Maintenance District.

The allocation of special benefits to property is primarily based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the Maintenance District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of “traditional” assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

A critical step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single-Family Equivalent (SFE) units. This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer’s Report, all properties are designated an SFE value, which is each property’s relative benefit in relation to a single-family home on one parcel. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent unit or one SFE.

Finally, the special benefits to be derived from the Assessments will be conferred on property and are not based on a specific property owner’s use of the Improvements, a specific property owner’s occupancy of property, or the property owner’s demographic status such as age or number of dependents. The benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could occupy a property, not how the property is currently used by the present owner. Therefore, the number of people who could, or potentially, live on, work at, or otherwise occupy a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type of property, the relative size of the property, property location, its relative population, and its proximity to the landscaping and open space facilities. This method is further described below.

Residential Properties

The Ponderosa development is a residential single family development project consisting of a total of 344 parcels, 343 single family home parcels, and 1 City owned parcel that is the location of Del Prado Park. As such, each residential property receives similar benefit from the proposed Improvements.

Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit or single-family residence basis. All improved properties, or properties proposed for development, are assigned one Single Family Equivalent unit or 1 SFE factor equal to the number of dwelling units developed or planned for the property.

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.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial, or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small, and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers, or guests, who would have access to or use the Improvements. These miscellaneous parcels therefore receive no benefit from the Improvements and are assessed an SFE benefit factor of 0 SFEs.

The Assessment Rate does not Increase Annually

It should be noted that the Maintenance District assessment rates cannot be increased beyond the original amount approved at formation, which in the case of the Ponderosa-Del Prado Landscape Maintenance District was $60.08 annually, as identified in Resolution 88-375. The city is restoring the assessment amount per Resolution 88-375, but increasing the annual assessment rate to 1988 levels is not going to be enough. The assessment will need to be increased significantly with an annual Consumer Price Index escalator, which will require approval of the property owners via a Proposition 218 assessment ballot proceeding.

Appeal of Assessments Levied to Property

Any property owner who feels that the assessment levied on their property is in error as a result of incorrect information being used to apply the foregoing method of

assessment may file a written appeal with the City of Pleasanton City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current Fiscal Year and applicable law. Upon the filing of any such appeal, the City of Pleasanton City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City of Pleasanton City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction.

Assessment Funds Must be Expended Within the Maintenance District Area

The net available Assessment funds, after incidental, administrative, financing, and other costs, shall be expended exclusively for Improvements within the boundaries of the Maintenance District and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

Assessment

WHEREAS, the City of Pleasanton City Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Maintenance District, and an assessment of the estimated costs of the Improvements upon all assessable parcels within the Maintenance District;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under the Act, Article XIIID of the California Constitution, 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 Improvements, and the costs and expenses incidental thereto to be paid by the Maintenance District.

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

Figure 2 – Summary Cost Estimate – Ponderosa LMD No. 1984-1

Budget Item	Budgeted Cost
Installation, Maintenance, and Servicing Costs	$26,070.52
Incidental and Administration Costs	$4,649.86
Amount to/(from) Reserve Fund	$0.00
General Fund contribution for General Benefits	$(9,703.00)
Total Budget	$21,017.38

As required by the Act, an Assessment Diagram showing the exterior boundaries of the Maintenance District is hereto attached and incorporated herein by reference. The distinctive number of each parcel or lot of land in the Maintenance District is its Assessor Parcel Number appearing on the Assessment Roll.

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 Maintenance District, in accordance with the special benefits to be received by each parcel or lot, from the Improvements, and more particularly set forth in the Estimate of Cost and Method of Assessment in the Report.

The Assessment is made upon the parcels or lots of land within the Maintenance District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

The Maintenance District's assessment rate for fiscal year 2026-27 are the same as last year, consistent with Resolution 88-375, and in the amount of $60.08 per single family equivalent (SFE) benefit unit.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as will be shown on the Assessor's Maps of Alameda County for the Fiscal Year 2025-26. 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 will place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the Fiscal Year 2026-27 for each parcel or lot of land within the Maintenance District.

City Engineer/Engineer of Work

By: _____

Michael Stella, License No. C54642

Certificates Page

LANDSCAPE MAINTENANCE DISTRICT 1984-1, PONDEROSA CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)
The undersigned respectfully submits the enclosed Engineer's Report and does hereby certify that this Engineer's Report and the Assessment have been prepared by me as directed by the City Council.

Michael Stella, City Engineer, License No. C54642

City of Pleasanton, Alameda County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____day of_____, 2026.

Jocelyn Kwong, City Clerk

City of Pleasanton, Alameda County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Pleasanton, Alameda County, California, on the _____day of_____, 2026.

Jocelyn Kwong, City Clerk

City of Pleasanton, Alameda County, California

By: _____

I HEREBY CERTIFY that a certified copy of the enclosed Engineer's Report, including Assessment Roll and Assessment Diagram was filed with the County Auditor of the County of Alameda, on the _____day of_____, 2026.

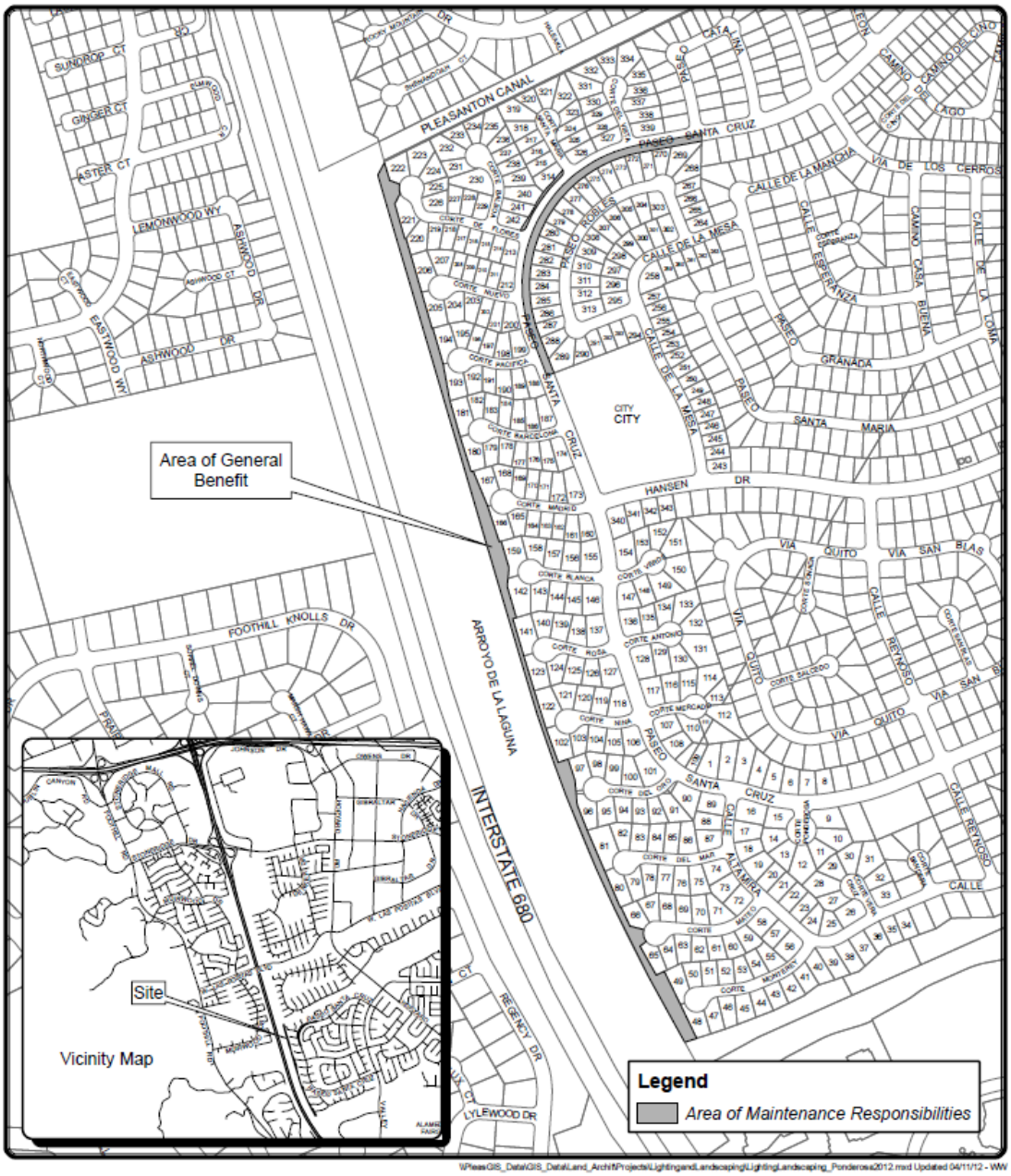
Jocelyn Kwong, City Clerk

City of Pleasanton, Alameda County, California

By: _____

Assessment Diagram

The Maintenance District includes all properties within the Ponderosa subdivision, as displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Maintenance District are those lines and dimensions as shown on the maps of the Assessor of Alameda County for Fiscal Year 2026-27, and are incorporated herein by reference, and made a part of this Diagram and this Report.



1 inch = 500 feet

LANDSCAPE MAINTENANCE DISTRICT
1984-1 PONDEROSA

For a more detailed description, refer to assessor parcel map book 946, page 3541 and 3542, tract 6320.

Assessment Roll FY 2026-27- Ponderosa LMD No. 1984-1

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE .017	TOTAL
1	946-4556-010	$60.08	$1.02	$61.10
2	946-4556-009	60.08	1.02	61.10
3	946-4556-008	60.08	1.02	61.10
4	946-4556-007	60.08	1.02	61.10
5	946-4556-006	60.08	1.02	61.10
6	946-4556-005	60.08	1.02	61.10
7	946-4556-004	60.08	1.02	61.10
8	946-4556-003	60.08	1.02	61.10
9	946-4556-011	60.08	1.02	61.10
10	946-4556-012	60.08	1.02	61.10
11	946-4556-013	60.08	1.02	61.10
12	946-4556-014	60.08	1.02	61.10
13	946-4556-015	60.08	1.02	61.10
14	946-4556-016	60.08	1.02	61.10
15	946-4556-017	60.08	1.02	61.10
16	946-4556-018	60.08	1.02	61.10
17	946-4556-019	60.08	1.02	61.10
18	946-4556-020	60.08	1.02	61.10
19	946-4556-021	60.08	1.02	61.10
20	946-4556-031	60.08	1.02	61.10
21	946-4556-032	60.08	1.02	61.10
22	946-4556-033	60.08	1.02	61.10
23	946-4556-034	60.08	1.02	61.10
24	946-4556-035	60.08	1.02	61.10
25	946-4556-036	60.08	1.02	61.10
26	946-4556-037	60.08	1.02	61.10
27	946-4556-038	60.08	1.02	61.10
28	946-4556-039	60.08	1.02	61.10
29	946-4556-040	60.08	1.02	61.10
30	946-4556-041	60.08	1.02	61.10
31	946-4556-042	60.08	1.02	61.10
32	946-4556-043	60.08	1.02	61.10
33	946-4556-044	60.08	1.02	61.10
34	946-4556-045	60.08	1.02	61.10
35	946-4556-046	60.08	1.02	61.10
36	946-4556-047	60.08	1.02	61.10
37	946-4556-048	60.08	1.02	61.10
38	946-4556-049	60.08	1.02	61.10
39	946-4556-050	60.08	1.02	61.10
40	946-4556-051	60.08	1.02	61.10
41	946-4556-052	60.08	1.02	61.10
42	946-4556-053	60.08	1.02	61.10
43	946-4556-054	60.08	1.02	61.10

44	946-4556-055	60.08	1.02	61.10
45	946-4556-056	60.08	1.02	61.10
46	946-4556-057	60.08	1.02	61.10
47	946-4556-058	60.08	1.02	61.10
48	946-4556-059-2	60.08	1.02	61.10
49	946-4556-060-2	60.08	1.02	61.10
50	946-4556-061	60.08	1.02	61.10
51	946-4556-062	60.08	1.02	61.10
52	946-4556-063	60.08	1.02	61.10
53	946-4556-064	60.08	1.02	61.10
54	946-4556-065	60.08	1.02	61.10
55	946-4556-066	60.08	1.02	61.10
56	946-4556-030	60.08	1.02	61.10
57	946-4556-029	60.08	1.02	61.10
58	946-4556-028	60.08	1.02	61.10
59	946-4556-067	60.08	1.02	61.10
60	946-4556-068	60.08	1.02	61.10
61	946-4556-069	60.08	1.02	61.10
62	946-4556-070	60.08	1.02	61.10
63	946-4556-071	60.08	1.02	61.10
64	946-4556-072	60.08	1.02	61.10
65	946-4556-073-1	60.08	1.02	61.10
66	946-4556-074-1	60.08	1.02	61.10
67	946-4556-075	60.08	1.02	61.10
68	946-4556-076	60.08	1.02	61.10
69	946-4556-077	60.08	1.02	61.10
70	946-4556-078	60.08	1.02	61.10
71	946-4556-079	60.08	1.02	61.10
72	946-4556-027	60.08	1.02	61.10
73	946-4556-026	60.08	1.02	61.10
74	946-4556-025	60.08	1.02	61.10
75	946-4556-082	60.08	1.02	61.10
76	946-4556-083	60.08	1.02	61.10
77	946-4556-084	60.08	1.02	61.10
78	946-4556-085	60.08	1.02	61.10
79	946-4556-086	60.08	1.02	61.10
80	946-4556-087-1	60.08	1.02	61.10
81	946-4556-088-1	60.08	1.02	61.10
82	946-4556-089	60.08	1.02	61.10
83	946-4556-090	60.08	1.02	61.10
84	946-4556-091	60.08	1.02	61.10
85	946-4556-092	60.08	1.02	61.10
86	946-4556-093	60.08	1.02	61.10
87	946-4556-024	60.08	1.02	61.10
88	946-4556-023	60.08	1.02	61.10
89	946-4556-022	60.08	1.02	61.10
90	946-4556-094	60.08	1.02	61.10
91	946-4556-097	60.08	1.02	61.10
92	946-4556-098	60.08	1.02	61.10
93	946-4556-099	60.08	1.02	61.10

94	946-4556-100	60.08	1.02	61.10
95	946-4556-101	60.08	1.02	61.10
96	946-4556-102-1	60.08	1.02	61.10
97	946-4556-104-1	60.08	1.02	61.10
98	946-4556-105	60.08	1.02	61.10
99	946-4556-106	60.08	1.02	61.10
100	946-4556-107	60.08	1.02	61.10
101	946-4556-108	60.08	1.02	61.10
102	946-4562-040-1	60.08	1.02	61.10
103	946-4562-039	60.08	1.02	61.10
104	946-4562-038	60.08	1.02	61.10
105	946-4562-037	60.08	1.02	61.10
106	946-4562-036	60.08	1.02	61.10
107	946-4562-004	60.08	1.02	61.10
108	946-4562-003	60.08	1.02	61.10
109	946-4562-001	60.08	1.02	61.10
110	946-4562-005	60.08	1.02	61.10
111	946-4562-007	60.08	1.02	61.10
112	946-4562-010-1	60.08	1.02	61.10
113	946-4562-011	60.08	1.02	61.10
114	946-4562-013	60.08	1.02	61.10
115	946-4562-014	60.08	1.02	61.10
116	946-4562-015	60.08	1.02	61.10
117	946-4562-016	60.08	1.02	61.10
118	946-4562-045	60.08	1.02	61.10
119	946-4562-044	60.08	1.02	61.10
120	946-4562-043	60.08	1.02	61.10
121	946-4562-042	60.08	1.02	61.10
122	946-4562-041-1	60.08	1.02	61.10
123	946-4562-050-1	60.08	1.02	61.10
124	946-4562-049	60.08	1.02	61.10
125	946-4562-048	60.08	1.02	61.10
126	946-4562-047	60.08	1.02	61.10
127	946-4562-046	60.08	1.02	61.10
128	946-4562-017	60.08	1.02	61.10
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130	946-4562-019	60.08	1.02	61.10
131	946-4562-020	60.08	1.02	61.10
132	946-4562-021	60.08	1.02	61.10
133	946-4562-022	60.08	1.02	61.10
134	946-4562-023	60.08	1.02	61.10
135	946-4562-024	60.08	1.02	61.10
136	946-4562-025	60.08	1.02	61.10
137	946-4562-055	60.08	1.02	61.10
138	946-4562-054	60.08	1.02	61.10
139	946-4562-053	60.08	1.02	61.10
140	946-4562-052	60.08	1.02	61.10
141	946-4562-051-1	60.08	1.02	61.10
142	946-4562-060	60.08	1.02	61.10
143	946-4562-059	60.08	1.02	61.10

144	946-4562-058	60.08	1.02	61.10
145	946-4562-057	60.08	1.02	61.10
146	946-4562-056	60.08	1.02	61.10
147	946-4562-026	60.08	1.02	61.10
148	946-4562-027	60.08	1.02	61.10
149	946-4562-028	60.08	1.02	61.10
150	946-4562-029	60.08	1.02	61.10
151	946-4562-030	60.08	1.02	61.10
152	946-4562-031	60.08	1.02	61.10
153	946-4562-032	60.08	1.02	61.10
154	946-4562-033	60.08	1.02	61.10
155	946-4562-065	60.08	1.02	61.10
156	946-4562-064	60.08	1.02	61.10
157	946-4562-063	60.08	1.02	61.10
158	946-4562-062	60.08	1.02	61.10
159	946-4562-061-1	60.08	1.02	61.10
160	946-4562-066	60.08	1.02	61.10
161	946-4562-067	60.08	1.02	61.10
162	946-4562-068	60.08	1.02	61.10
163	946-4562-069	60.08	1.02	61.10
164	946-4562-070	60.08	1.02	61.10
165	946-4563-001	60.08	1.02	61.10
166	946-4563-002-1	60.08	1.02	61.10
167	946-4563-004-1	60.08	1.02	61.10
168	946-4563-005	60.08	1.02	61.10
169	946-4563-006	60.08	1.02	61.10
170	946-4563-007	60.08	1.02	61.10
171	946-4563-008	60.08	1.02	61.10
172	946-4563-009	60.08	1.02	61.10
173	946-4563-010	60.08	1.02	61.10
174	946-4563-011-2	60.08	1.02	61.10
175	946-4563-012-1	60.08	1.02	61.10
176	946-4563-013	60.08	1.02	61.10
177	946-4563-014	60.08	1.02	61.10
178	946-4563-015	60.08	1.02	61.10
179	946-4563-016	60.08	1.02	61.10
180	946-4563-017-1	60.08	1.02	61.10
181	946-4563-018-1	60.08	1.02	61.10
182	946-4563-019	60.08	1.02	61.10
183	946-4563-020	60.08	1.02	61.10
184	946-4563-021	60.08	1.02	61.10
185	946-4563-022	60.08	1.02	61.10
186	946-4563-023	60.08	1.02	61.10
187	946-4563-024	60.08	1.02	61.10
188	946-4563-025	60.08	1.02	61.10
189	946-4563-026	60.08	1.02	61.10
190	946-4563-027	60.08	1.02	61.10
191	946-4563-028	60.08	1.02	61.10
192	946-4563-029	60.08	1.02	61.10
193	946-4563-030-1	60.08	1.02	61.10

194	946-4563-031-1	60.08	1.02	61.10
195	946-4563-032	60.08	1.02	61.10
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214	946-4563-051	60.08	1.02	61.10
215	946-4563-052	60.08	1.02	61.10
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219	946-4563-056	60.08	1.02	61.10
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221	946-4563-058-3	60.08	1.02	61.10
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226	946-4563-064	60.08	1.02	61.10
227	946-4563-065	60.08	1.02	61.10
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229	946-4563-067	60.08	1.02	61.10
230	946-4563-068	60.08	1.02	61.10
231	946-4563-069	60.08	1.02	61.10
232	946-4563-070	60.08	1.02	61.10
233	946-4563-071	60.08	1.02	61.10
234	946-4563-072	60.08	1.02	61.10
235	946-4563-073	60.08	1.02	61.10
236	946-4563-074	60.08	1.02	61.10
237	946-4563-075	60.08	1.02	61.10
238	946-4563-076	60.08	1.02	61.10
239	946-4563-077	60.08	1.02	61.10
240	946-4563-078-2	60.08	1.02	61.10
241	946-4563-079-1	60.08	1.02	61.10
242	946-4563-080	60.08	1.02	61.10
243	946-4563-082	60.08	1.02	61.10

244	946-4563-083	60.08	1.02	61.10
245	946-4563-084	60.08	1.02	61.10
246	946-4563-085	60.08	1.02	61.10
247	946-4563-086	60.08	1.02	61.10
248	946-4563-087	60.08	1.02	61.10
249	946-4563-088	60.08	1.02	61.10
250	946-4563-089	60.08	1.02	61.10
251	946-4563-090	60.08	1.02	61.10
252	946-4563-091	60.08	1.02	61.10
253	946-4563-092	60.08	1.02	61.10
254	946-4563-093	60.08	1.02	61.10
255	946-4563-094	60.08	1.02	61.10
256	946-4563-095	60.08	1.02	61.10
257	946-4563-096	60.08	1.02	61.10
258	946-4563-097	60.08	1.02	61.10
259	946-4563-130	60.08	1.02	61.10
260	946-4563-129	60.08	1.02	61.10
261	946-4563-128	60.08	1.02	61.10
262	946-4563-127	60.08	1.02	61.10
263	946-4563-126	60.08	1.02	61.10
264	946-4563-140	60.08	1.02	61.10
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268	946-4563-182	60.08	1.02	61.10
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341	946-4562-072	60.08	1.02	61.10
342	946-4562-073	60.08	1.02	61.10
343	946-4562-074	60.08	1.02	61.10

CITY	946-4563-125	60.08	n/a	60.08
344	**TOTAL ASSESSMENTS:**	**$20,667.52**	**$349.86**	**$21,017.38**

Figure 4 – FY 2025-26 Actual Costs and Revenues

2025-26 Project Expenditures

134 Ponderosa-Del Prado

Item	Budget	Expenditures*	Anticipated Remaining Expenditures	Anticipated Year-end Balance
Installation and Maintenance				
Basic Maintenance	$4,320.00	$3,600.00	$720.00	$0.00
Other Maintenance (paid by City)	$8,640.00	$7,200.00	$1,440.00	$0.00
Extra Work**	$7,000.00	$7,148.49	$1,057.58	($1,206.07)
Water	$4,000.00	$4,456.00	$659.24	($1,115.24)
Power	$200.00	$266.00	$39.35	($105.35)
Subtotal	**$24,160.00**	**$22,670.49**	**$3,916.18**	**($2,426.67)**
Incidental and Administrative				
City of Pleasanton Assessment Administration	$1,800.00	$0.00	$1,800.00	$0.00
County Fees for Collection of Assessment	$349.86	$349.86	$0.00	$0.00
Proposition 218-compliance process	$36,000.00	$6,432.85	$25,887.15	$3,680.00
Subtotal	**$38,149.86**	**$6,782.71**	**$27,687.15**	**$3,680.00**
Annual City Contribution for General Benefit	$9,703.00			
Annual Assessment	$21,017.38			
Reserve				
Starting Fund Balance (7/1/2025)	$88,989.98			
Budgeted Year-End Fund Balance	$57,400.50			
Anticipated Year-End Fund Balance	$58,653.83			

* Expenditures from July 1, 2025 to May 7, 2026

** Extra work typically includes tree pruning, tree removal, irrigation repairs and replacement, and planting.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE INTENTION TO ORDER IMPROVEMENTS FOR THE LIGHTING & LANDSCAPE MAINTENANCE DISTRICT NO. 1993-1 WINDSOR FOR FISCAL YEAR 2026/27; DECLARING THE INTENTION TO CONTINUE THE LEVY AND COLLECTION OF ASSESSMENTS; AND SETTING THE DATE FOR THE PUBLIC HEARING

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the City Council of the City of Pleasanton has described proposed improvements to be included for the determination of annual assessments levied for Lighting and Landscape Maintenance District No. 1993-1 Windsor, created under the Lighting & Landscape Act of 1972, and ordered the preparation of an Engineer's Report to determine the annual levy of assessments for such District; and

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the Engineer has filed with the City Clerk a Preliminary Engineer's Report for the Lighting & Landscape Maintenance District No. 1993-1 Windsor for Fiscal Year 2026/27.

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

SECTION 1. SCI Consulting Group is designated by this Council as the Engineer of Work for Lighting & Landscape Maintenance District No. 1993-1, Windsor, during fiscal year 2026/27. The area of land to be assessed is located in the City of Pleasanton, Alameda County.

SECTION 2. The City Council intends to continue to levy and collect assessments within Lighting & Landscape Maintenance District No. 1993-1 Windsor, during fiscal year 2026/27.

SECTION 3. The improvements to be made in this assessment district are generally described as follows:

Maintenance of the masonry walls, trees, shrubbery, groundcover, and irrigation systems situated on the northeast side of Tapestry Way and Minton Court, Lot A in the northwest corner of the subdivision and also Lot C in the southwest corner of the subdivision.

SECTION 4. In accordance with this resolution directing the filing of an annual report, the City Engineer has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessments upon assessable lots and parcels of land within the assessment district.

SECTION 5. On Tuesday, the 21st day of July 2026, at the hour of 7:00 pm, the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The Council meeting will be held in accordance with Government Code Section

54954(e). To improve access to public information, residents may access meetings remotely through the City's website.

SECTION 6. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

SECTION 7. City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 2nd day of June, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

EXHIBIT A

Fiscal Year 2026-27

City of Pleasanton

Landscape Maintenance District No. 1993-1, Windsor

June 2026

Pursuant to the Landscaping and Lighting Act of 1972, Government Code and Article XIIID 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 and City Council

Mayor and City Council

Jack Balch , Mayor

Matt Gaidos, District 4, Vice Mayor

Jeff Nibert, District 1, Member

Craig Eicher, District 2, Member

Julie Testa, District 3, Member

City Manager

Gerry Beaudin

City Engineer

Michael Stella

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Introduction

Executive Summary

The Windsor Landscape Maintenance District, 1993-1, was created in 1993 as a means to fund the maintenance of the landscape and common areas for the Windsor subdivision, a 90-parcel development. The district was formed prior to the passage of Proposition 218, the "Right to Vote on Taxes Act" which requires property owner approval to impose or increase assessments.

At the time of formation, no inflation escalator was built into the assessment and the district assessment has remained at $265.11 since formation. The lack of an inflation escalator has led to a decline in the level of maintenance, a lack of sufficient funding for capital improvement projects, and an irrigation system that is badly in need of a major renovation. The level of maintenance required as part of the development approval is no longer manageable, which exposes the district and the property owners to increased liability.

In 2022, staff held outreach meetings with the district property owners and HOA Board to discuss a Proposition 218-compliant voting procedure. Although property owners were not supportive of an increase in assessments, the HOA agreed to take over routine maintenance and pay for the costs of water. The HOA acceptance of partial maintenance responsibilities is only a first step though, as assessment levels are $265.11 per parcel annually while maintenance costs are estimated to be closer to $400 per parcel annually to properly maintain the district even with the HOA paying for water and routine maintenance costs, and likely about double that amount if the HOA no longer supplements services. Either the HOA will need to take over the district maintenance or a Proposition 218-compliant vote will be required to address the maintenance needs of the district. The budget for this fiscal year will aim to continue to pay down the deficit, but significant tree pruning work is required and the district will need to remove the nonfunctional turf due to AB 1572, which will also require a significant investment over time.

Overview

The City of Pleasanton ("City") is located in Alameda County, and covers an area of 24.3 square miles, with over 24,500 assessor parcels, and approximately 80,000 residents. The City currently has five Landscape and Lighting Maintenance Districts ("Districts") that provide services to a combined total of 680 parcels:

- 1984-1 Ponderosa (Del Prado) – 344 parcels
- 1993-1 Windsor – 90 parcels
- 1993-2 Bonde Ranch – 103 parcels
- 1994-1 Oak Tree Farm – 42 parcels
- 1995-1 Moller Ranch – 101 parcels

The five District's benefit assessments were established prior to the approval of Proposition 218 in 1996. The purpose of these Districts is to provide funding for the installation, maintenance and servicing of local landscaping and lighting improvements ("Improvements") within each District's service area.

Landscape Maintenance District No. 1993-1, Windsor

Assessment Background

The Windsor Landscape Maintenance District No. 1993-1 ("District 1993-1" or "Maintenance District") was formed in 1993 as a Condition of Approval for the Windsor development, to fund certain landscape improvements within the Windsor subdivision. The Maintenance District has a total of 90 single-family residential parcels.

The Windsor Landscape Maintenance District No. 1993-1 purpose is to fund the maintenance and repair of designated landscaped areas and open space areas, entry features, masonry soundwalls, common area drainage ditches, irrigation systems, trees and plantings in designated landscaped areas, furnishing of water and power for irrigation systems, and streetlights.

District 1993-1 is funded by the benefit assessment approved in 1993 ("Assessment"), and it does not receive any direct revenues from property taxes or any other funding sources. The fiscal year 2026-27 assessments for District 1993-1 will remain at the same assessment rate of $265.11 per parcel per year. With a total of 90 parcels in the Maintenance District, fiscal year 2026-27 total assessment will be $24,265.80.

Over the years, operational costs and utility costs have increased, however the assessment revenues have remained the same. The fiscal year 2026-27 total assessment revenue will not be sufficient to fund the maintenance of all landscaped areas, including water costs, county assessment fees, city administration fees, replacement of plantings, irrigation systems, and other district improvements. The equivalent of $265.11 in today's dollars, based on the Consumer Price Index for California, is $538.00. The Engineer's Report projects a shortage that will require the City to reduce landscape maintenance and water use so that maintenance costs remain below assessments.

City staff began the process of potentially increasing the assessments for the Windsor Landscape Maintenance District in 2022 through a Proposition 218 compliant voting procedure. However, the property owners that attended the neighborhood outreach meeting on February 2, 2022, voiced their desire that the City undertake more significant outreach to discuss increasing the assessment prior to taking the decision to vote. Staff set up a meeting with the Windsor neighborhood again on October 18, 2022, to discuss the assessments. A notification was sent via mail to all property owners and the HOA manager notified the residents of the meeting via email. About ten residents attended the meeting to discuss the need for and process for a vote to increase the

assessment. The residents expressed an interest in having more control on how the money is spent and requested that the City provide additional information to them regarding the formation of the Windsor Landscape Maintenance District.

On November 3, 2022, staff sent an email to the Windsor HOA property manager that defined the maintenance responsibilities associated with the development and included the formation documents for the development. After receiving the formation documents, the HOA Board expressed their interest in partially taking over the maintenance responsibilities of the LMD rather than taking the assessment increase to a vote by the homeowners. Staff worked with the HOA Board President to determine what that shared maintenance would look like. On March 29, 2023, the Board submitted a letter stating their commitment to take over the monthly maintenance of the planting and paying the costs of water and on February 6, 2024, the HOA took over the monthly maintenance and water payments. The Windsor LMD retained the other maintenance responsibilities and costs, including but not limited to irrigation repairs, soundwall repair, tree pruning, etc.

Although the HOA accepted the costs for routine plant maintenance and water to help to alleviate the fund balance deficit, it is not a permanent solution. Either an increase in the annual assessment will be necessary to meet the maintenance standards of the District or the HOA will need to take over maintenance. The city can no longer subsidize staff administration time or the consultant fees for the Engineer's Report. The HOA has indicated that they are more inclined to take over maintenance than pay for the expensive Proposition 218-compliant voting process, estimated to cost approx. $36,000, out of their assessments. Water costs are not a factor for the Windsor LMD since the HOA took over payment and that will reduce the proposed assessment increase amount, but significant tree pruning and capital improvement repair and replacement costs are substantial.

Additionally, Assembly Bill 1572, which was passed by the State Assembly on October 13, 2023, and relates to water use on lawns within the district, requires that no irrigation be used on nonfunctional turf areas prior to January 1, 2028. The district has two areas that are considered “nonfunctional turf” by the bill that will need to be removed and replaced, one along Bernal Avenue and the other just on the other side of the entry wall on Tapestry Way. Depending on the level of improvements, the turf conversion could cost a minimum of $25,000 to shut off the water, mulch the area, and adjust irrigation for the trees and up to $175,00 for a complete landscape and irrigation renovation, and will require a loan or increase to assessments in 2027 to cover the costs.

The landscape will continue to decline below the necessary maintenance standards of the district established by Ordinance 2458. This may place the district at risk of fines or litigation. To limit liability for the district, it will be necessary for the city to continue to pursue a permanent solution, such as the HOA taking over maintenance or a proposition 218-compliant vote, incurring significant consultant costs, until a sustainable assessment has been agreed to by property owners.

If additional funding from a new or increased assessment is not implemented, the City will be forced to continue to reduce maintenance and postpone facilities upgrades, resulting in a continuing deterioration of the grounds and facilities.

For 2025-26 costs/revenues, see Figure 3 – FY 2025-26 Actual Costs and Revenues.

Engineer’s Report and Continuation of Assessments

Each year for which the assessments will be continued, the City Council must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the City Council may preliminarily approve the Engineer's Report and proposed assessments, and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the City Council.

This Engineer's Report ("Report") was prepared to establish the budget for the continued maintenance, improvements, and services ("Improvements") that would be funded by the proposed fiscal year 2026-27 assessments, determine the benefits received by property from the Improvements, and the method of assessment apportionment to lots and parcels within the Maintenance District. 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* ("Act") and Article XIIID of the California Constitution ("Article").

If the City Council approves this Engineer's Report and the continuation of the assessments by resolution, a notice of public hearing must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for July 21, 2026. At this hearing, the City Council would consider approval of a resolution confirming the continuation of the assessments for fiscal year 2026-27. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2026-27.

Legal Requirements

Proposition 218

The City of Pleasanton's five Landscape and Lighting Maintenance Districts were formed prior to the passage of Proposition 218, "The Right to Vote on Taxes Act," which was approved by the voters of California on November 6, 1996, and is now Article XIIIC and XIIID of the California Constitution. (Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.) Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as "grandfathered assessments" and held them to a lower standard than post Proposition 218 assessments.

The existing Assessment Districts will be re-assessed consistent with the procedures and requirements imposed by Proposition 218, which describe several important requirements, including property-owner balloting and approval for the imposition of new or increased assessments if greater than the formation level assessments. No vote is required this year because the proposed increase to the assessments is less than the maximum assessment amounts approved at formation of the LMD and no change to the assessment calculation is proposed.

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution because the Improvements to be funded are clearly defined, the Improvements are directly available to and directly benefit property in the Maintenance District, and the Improvements provide a direct advantage to property in the Maintenance District that would not be received in absence of the assessments.

Plans & Specifications

Introduction

The work and Improvements to be undertaken by the City of Pleasanton within the Landscape Maintenance District No. 1993-1, Windsor, and the costs thereof paid from the levy of the annual assessments, provide special benefit to Assessor Parcels within the Maintenance District as defined in the Method of Assessment herein.

The Landscaping and Lighting Act of 1972 (Streets & Highways Code § 22525 *et seq.*), (the "Act"), defines improvement, maintenance, servicing, and incidental expenses as follows:

"Improvement" means one or any combination of the following:

The installation or planting of landscaping.

The installation or construction of statuary, fountains, and other ornamental structures and facilities.

The installation or construction of public lighting facilities, including, but not limited to, traffic signals.

The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

The installation of park or recreational improvements, including, but not limited to, all of the following:

Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.

Lights, playground equipment, play courts, and public restrooms.

The maintenance or servicing, or both, of any of the foregoing, and of any improvement authorized by subdivision (i).

The acquisition of land for park, recreational, or open-space purposes.

The acquisition of any existing improvement otherwise authorized pursuant to this section.

The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

"Maintain" or "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.

The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Service" or "servicing" means the furnishing of:

Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

"Incidental expenses" include all of the following:

The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.

The costs of printing, advertising, and the giving of published, posted, and mailed notices.

Compensation payable to the county for collection of assessments.

Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.

Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.

Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

Costs associated with any elections held for the approval of a new or increased assessment.

The City of Pleasanton's work and Improvements ("Improvements") for the property within the Maintenance District that is owned or maintained by the City of Pleasanton, are consistent with these definitions. Plans and specifications for these Improvements are filed with the City of Pleasanton Landscape Architect and are incorporated herein by reference.

Windsor Description of Improvements

The improvements which are the subject of this Report are briefly described as follows:

The maintenance and repair of designated landscaped areas and open space areas, entry features, masonry soundwalls, common area drainage ditches, irrigation systems, trees and plantings in designated landscaped areas, furnishing of water and power for irrigation systems, and streetlights, together with all appurtenant and incidental expenses within Tract 6320, City of Pleasanton.

Landscape Plans and specifications for the improvements to this Lighting and Landscape Maintenance District are those prepared by Thomas Baak & Associates, dated July 1993, Grading Plans dated March 1990, and Improvement Plans Prepared by DK Associates, dated May 1990. These plans and specifications have been filed separately with the Clerk of the Legislative body and are incorporated in this report by reference.

Recommended Capital Improvements

Some of the Improvements including the irrigation system, trees and other plants, in the Landscape Maintenance District No. 1993-1, Windsor, are overdue for some much-needed upgrades and repairs. However, the Maintenance District reserve fund balance is insufficient to make these improvements.

The city drafted a schedule of recommended capital improvement projects that need to be addressed and their respective cost estimate, as well as a planned replacement/renovation schedule, to fund the necessary capital improvements and maintain the district to a similar level to when the LMD was created. Even with the HOA taking over partial maintenance responsibilities, staff estimates that the annual assessments would need to be increased from $269 to approximately $400 with the inclusion of an inflation escalator and likely double that if the HOA no longer pays for water and routine maintenance. Improvement costs over the next decade are projected to be around $700,000. This includes the $100,000 or so in turf conversion costs for the turf areas along Bernal Avenue and Tapestry Way that are required by 2028. The city is working with a consultant and the HOA to develop the level of maintenance and recommended capital improvements during the upcoming year to create a comprehensive maintenance and improvement plan and associated costs.

Estimate of Cost and Budget – Fiscal Year 2026-27

The budget, on the following page, shows the estimate of cost of the Improvements to be funded by the Maintenance District in Fiscal Year 2026-27.

Figure 1 – Estimate of Costs and Revenues for fiscal year 2026-27

City of Pleasanton Landscape Maintenance District No. 1993-1, Windsor 2026-27 Estimate of Costs				
				Budget
Installation, Maintenance, and Servicing Costs				
Landscaping (maintenance)				
Basic maintenance				$0.00
Extra work[i]				
tree pruning and removal				$15,000.00
cleaning out v-ditches				
lawn conversion				$0.00
repair irrigation				$5,000.00
Water				$0.00
Power				$320.00
Total for Installation, Maintenance and Servicing				$20,320.00
Incidental and Administration Costs[ii]				
City of Pleasanton Assessment Administration				$1,800.00
County Fees for Collection of Assessment				$405.90
				-
Total Incidental and Administrative Costs				$2,205.90
Amount to/(from) Reserve Fund[iii]				
Reserve/Long-term Replacement Fund for scheduled long-term replacement of various district improvements				$1,739.90
Total Costs				**$24,266**
Budget Allocation to Property				
	Number of Parcels/Units	Single Family Equivalent Units (SFE)[iv]	Assessment Rate	Total Assessment[v]
	90	90	$269.62	**$24,265.80**

Explanation of Annual Assessment Rate per Unit:
90 units @ $269.62 assessment per year (= $265.11 + $4.51 County Collection Fee)

Notes to Estimate of Costs

1. Contingency to address maintenance that is not routine in nature, such as repair or replacement of broken irrigation valves and lines or pruning/removing failed trees or tree limbs.
2. The HOA has accepted responsibility for the water costs.
3. 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.
4. The district's capital repair and replacement anticipated year-end fund balance is approximately $6,200. The projected 2026-27 expenses reflect a reduced amount of maintenance to begin to recover the deficit, although it is likely that the irrigation system will continue to fail and cause significant expenses due to loss of water and repair costs. The reserve fund is running as a deficit and no other city funds have been impacted by the deficit. Reserve/replacement funds will go toward paying Windsor's deficit and are held in an interest-bearing account until needed for repairs to the irrigation system, landscaping or other District features.
5. 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.
6. 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 Landscape Maintenance District 1993-1, Windsor, reserve/replacement funds are held in an interest-bearing account until needed for repairs to the irrigation system, landscaping or other District features.

Method of Assessment Apportionment

Method of Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of Improvements and landscaping for the Maintenance District and the methodology used to apportion the total assessment to the properties within the Maintenance District .

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the Maintenance 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 cost of the special benefits from the Improvements. Special benefit is calculated for each parcel in the Maintenance 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 per property type
4. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

The parcels within the Lighting and Landscape Maintenance District No. 1993-1, Windsor, consist of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the Maintenance District, over and above general benefits conferred on real property or to the public at large. 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

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 XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

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

In this case, the 2008 Silicon Valley Taxpayers Association, Inc. vs Santa Clara County Open Space Authority ("SVTA") decision provides enhanced clarity to the definition of special benefits to properties from similar public 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.

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

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from installation, maintenance and servicing of landscaping, irrigation, sidewalks, signs, lights and other improvements to be provided with the assessment proceeds. These categories of special benefits are derived from the statutes passed by the California Legislature and studies which describe the types of special benefit received by property from maintenance and improvements such as those provided by the City of Pleasanton, Lighting and Landscaping Maintenance District No. 1993-1, Windsor. These types of special benefit are summarized as follows:

A. Improved access to landscaped areas and other permanent public improvements

B. Proximity to improved landscaped areas and other permanent public improvements

C. Improved views

D. Extension of a property's outdoor areas and landscaped areas for properties within close proximity to the Improvements.

E. Creation of individual lots for residential use that, in absence of the assessments, would not have been created

The above benefit factors, when applied to property in the Maintenance District, specifically increase the utility and usefulness of the property within the Maintenance District. For example, the assessments will provide funding to improve and maintain the public landscaping next to the parcels within the Maintenance District. Such improved and well-maintained landscaping enhances the overall quality, desirability, utility and safety of the properties.

General versus Special Benefit

Article XIIID, 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. Property may be assessed to fund improvements to the extent of the special benefits conferred by the Improvements; but general benefits are not assessable. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIIID 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 special benefit. General benefit may be described as "an indirect, derivative advantage" resulting from the improvements. One infers from Article XIIID that all benefit is either general or special.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit

There is no widely-accepted or statutory formula for quantifying the amount of any general benefit that is identified.

In this Report, the general benefit is first identified, generously estimated, and then budgeted so that it is funded, as required by Proposition 218, 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

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." A special benefit is conferred to a property if the property "receives a direct advantage from the improvement (e.g., proximity to setback landscaping)." In the Maintenance District, as noted, properties have close and unique proximity, views of and access to the Improvements, and uniquely improved utility and desirability from the Improvements, and other properties and the public at large do not receive such benefits because they do not have proximity, access to or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and only minimal general benefit is conferred on property outside the Maintenance District or to the public at large.

This Engineer's Report includes a specific, quantified calculation of general benefits, as described below, that is based in part on the use by people outside of the Maintenance District. Moreover, the proportionality of the Assessments to the special benefits conferred on each parcel, based in large part on proximity, is established as well.

Calculating General Benefit and Special Benefit Paid From Other Funds

In this section, the total general benefit, which must be paid from other non-assessment funds, is conservatively estimated, quantified, described and separated, and then budgeted to absolutely ensure that it is funded by sources other than this assessment.

Benefit to Property Outside the Maintenance District = 0.0%

In summary, real property located within the boundaries of the Maintenance District distinctly and directly benefit from closer proximity, access and views of the Improvements funded by the Assessments, the creation of developable parcels, and from the extension of usable land area provided by the assessments. The Improvements are specifically designed to serve local properties in the Maintenance District, not other properties nor the public at large. The Maintenance District has been narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Maintenance District receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Maintenance District in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of specific proximate properties and make them more functional to use, safer and easier to access.

Properties within the proposed Maintenance District receive almost all the special benefits from the Improvements because properties in the Maintenance District enjoy unique and close proximity and access to the Improvements that are enjoyed less by other properties or the public at large. The landscaping Improvements are specifically designed to benefit the properties in the Maintenance District.

Furthermore, there are multiple, proximate open space, landscaped areas, and other improvements outside of the Maintenance District, funded by other sources, that provide most of the open space and landscaping benefits to nearby parcels that are outside of the Maintenance District.

In other words, the landscaping Improvements maintained by the proposed Assessments specially benefit the properties within the Maintenance District, but other nearby improvements primarily benefit other proximate properties.

Nonetheless, there could be certain properties that are outside the boundaries of the Maintenance District and that may benefit from the landscape Improvements. After close examination, and based on the location of the Windsor development, with Interstate 680 to the east, Arroyo de la Laguna to the west, and Bernal Avenue to the south, it was concluded that there are no proximate parcels that could be identified as receiving any special benefit from the Maintenance District Improvements.

If any parcels were proximate to the Windsor development, and if it was identified that those parcels receive some special benefit from the improvements, those benefits would likely be improved views, proximity and/or access, but would not receive extension of outdoor areas nor the special benefit of parcel creation. Since those adjacent properties would only receive a 3 of the 5 major special benefits, a 60% factor would be applied.

Total General Benefit to Properties Outside of the District = 0.0%:

Assumptions:

0 parcels outside and adjacent to the District

90 parcels in the Maintenance District

Calculation

General Benefit to Property outside the Improvement District =

(0 / (0 + 90)) * 60% = 0.0 **%**

Benefit to Property Inside the District that is Indirect and Derivative = 0%

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

Nevertheless, the *SVTA* decision indicates that there may be general benefit "conferred on real property located in the district." A measure of the general benefits to property within the Maintenance District is the percentage of land area within the Maintenance District that is publicly owned, open to the public, and used for regional purposes such as major roads, rail lines, hospitals, and other regional facilities because such properties, while physically within the Maintenance District, are used for regional purposes and could provide indirect benefits to the public at large. In this case, essentially 0% of the land area is used for such regional purposes.

Benefit To The Public At Large = 10%

The general benefit to the public at large can be estimated by the proportionate amount of time that the Maintenance District's public landscaped areas and facilities are used and enjoyed by individuals who are not residents, employees, customers or property owners in the Assessment Area. Based on surveys and research conducted by SCI, 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.

Total General Benefits To Be Financially Contributed From Other Funds is 19.6%

Using a sum of these three measures of general benefit, we find that approximately 19.6% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the Assessments.

General Benefit Calculation

	0.0%	(Outside the Maintenance District)
+	0.0%	(Inside the Maintenance District – indirect and derivative)
+	10.0%	(Public at Large)
=	10.0%	(Total General Benefit)

Source of Financial Contributions from Other Funds to Satisfy the 10.0% Requirement

The general benefit contribution is paid in part from other "in-kind," non-monetary contributions from the City in the form of infrastructure critical to the continued maintenance of the Maintenance District Improvements, as described below. Also, general benefit contributions come from the "annuity" value of the improvements that were constructed by the developer.

The City of Pleasanton owns, maintains, rehabilitates and replaces the curb and gutter along the border of the Maintenance District. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance 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 Maintenance District. This system serves to prevent flooding and associated damage to the Improvements, and manage urban runoff including local pollutants loading from the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local storm drainage system is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local storm drainage system, the budget would increase by at least 10%.

The City of Pleasanton owns and maintains local public streets throughout the Maintenance District. These public streets provide access to the Improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local public streets is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local public streets, the budget would increase by at least 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" can be used to offset general benefit costs, and is conservatively estimated to contribute 20%. In other words, if the Maintenance District were required to construct all the Improvements, the annual budget would increase by at least 20%.

In other words, there is a 10.0% contribution needed to offset the general benefits conferred by the Improvements, and there is a 50% contribution from City of Pleasanton supporting local infrastructure, along with the amortized value of initial construction. This 50% contribution more than satisfies the general benefit requirements.

The estimates used above for the City of Pleasanton's "in-kind," non-monetary contributions for the maintenance, rehabilitation and replacement of the curbs and gutters, storm drainage systems, local streets (the "supportive infrastructure"), and the value of the initial Improvements constructed by the Developer, are based on industry standards; typical and standard quantity ratios between this supportive infrastructure (including the City's relative associated maintenance costs) and similar Improvements; and on the assessment Engineer's professional experience on planning and working in such projects.

Source of Contributions from Other Funds to Satisfy 19.6% Requirement

City non-monetary contributions:

10.0% (Curb and gutter)

\+ 10.0% (Storm drainage system)

\+ 10.0% (Public roads)

\+ 20.0% (Amortized value of initial construction)

= 50.0% (Total General Benefit paid from other funds)

Zones of Benefit

The boundaries of the Assessment Area are carefully drawn to only include the properties that are proximate to the Improvements and that would materially benefit from the Improvements.

In *SVTA*, the court noted that even a local agency-wide assessment district is appropriate under the right conditions:

> *"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 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).”

The court therefore acknowledged the appropriateness of a District-wide assessment so long as each parcel receives a direct advantage from the assessment-funded improvement or service. As demonstrated in this Report, each parcel in the Maintenance District receives a direct advantage and special benefit from the Improvements.

In the Maintenance District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. Therefore, the even spread of assessment throughout the narrowly drawn district is indeed consistent with the *SVTA* decision. The benefits from the Improvements within the Maintenance District do not vary further based on proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity.

Consequently, since all parcels in the Maintenance District have good access and proximity to the Improvements and the benefits to relatively closer proximity are offset by other factors, additional proximity is not considered to be a factor in determining benefit within the Maintenance District. Therefore, zones of benefit are not justified or needed within the Maintenance District

Method of Assessment

As previously discussed, the Assessments provide comprehensive Improvements that clearly confers direct and special benefits to properties in the Maintenance District.

The allocation of special benefits to property is primarily based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the Maintenance District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

A critical step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single-Family Equivalent (SFE) units. This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated an SFE value, which is each property's relative benefit in relation to a single-family home on one parcel. In this case, the "benchmark" property is the single-family detached dwelling which is one Single Family Equivalent unit or one SFE.

Finally, the special benefits to be derived from the Assessments will be conferred on property and are not based on a specific property owner's use of the Improvements, a specific property owner's occupancy of property, or the property owner's demographic status such as age or number of dependents. The benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could occupy a property, not how the property is currently used by the present owner. Therefore, the number of people who could, or potentially, live on, work at or otherwise occupy a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type of property, the relative size of the property, property location, its relative population and its proximity to the landscaping and open space facilities. This method is further described below.

Residential Properties

The Windsor development is a residential single-family development project consisting of a total of 90 single-family home parcels. As such, each residential property receives similar benefit from the proposed Improvements.

Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit or single-family residence basis. All improved properties, or properties proposed for development, are assigned one Single Family Equivalent unit or 1 SFE factor equal to the number of dwelling units developed or planned for the property..

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.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers or guests, who would have access to or use the Improvements. These miscellaneous parcels therefore receive no benefit from the Improvements and are assessed an SFE benefit factor of 0 SFEs.

The Assessment Rate Increases Annually by CPI

It should also be noted that the Maintenance District assessment rates cannot be increased annually, and the total revenues remain the same year after year, assessing $265.11 per SFE or parcel, which is the maximum authorized assessment. To increase the annual assessment rate or to add an annual Consumer Price Index escalator to the assessment rate, approval of the property owners is required via a Proposition 218 assessment ballot proceeding.

Appeals of Assessments Levied to Property

Any property owner who feels that the assessment levied on their property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal with the City of Pleasanton City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the current Fiscal Year and applicable law. Upon filing of any such appeal, the City of Pleasanton City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City of Pleasanton City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction.

Assessment Funds Must Be Expended Within the Maintenance District Area

The net available Assessment funds, after incidental, administrative, financing and other costs, shall be expended exclusively for Improvements within the boundaries of the Maintenance District and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

Assessment

WHEREAS, the City of Pleasanton City Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Maintenance District, and an assessment of the estimated costs of the Improvements upon all assessable parcels within the Maintenance District;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under the Act, Article XIIID of the California Constitution, 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 Improvements, and the costs and expenses incidental thereto to be paid by the Maintenance District.

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

Figure 2 – Summary Cost Estimate – Windsor LMD No. 1993-1

Budget Item	Budgeted Cost
Installation, Maintenance, and Servicing Costs	$20,320.00
Incidental and Administration Costs	$2,205.90
Amount to/(from) Reserve Fund	$1,739.90
Total Budget	$24,265.80

As required by the Act, an Assessment Diagram showing the exterior boundaries of the Maintenance District is hereto attached and incorporated herein by reference. The distinctive number of each parcel or lot of land in the Maintenance District is its Assessor Parcel Number appearing on the Assessment Roll.

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 Maintenance District, in accordance with the special benefits to be received by each parcel or lot, from the Improvements, and more particularly set forth in the Estimate of Cost and Method of Assessment in the Report.

The Assessment is made upon the parcels or lots of land within the Maintenance District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

The Maintenance District's assessment rate for fiscal year 2026-27 remains unchanged at $265.11 per single-family equivalent (SFE) benefit unit (base rate), plus the County collection fee of $4.51 per parcel, for a total of $269.62 per assessable parcel.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as will be shown on the Assessor's Maps of Alameda County for the 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 will place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the Fiscal Year 2026-27 for each parcel or lot of land within the Maintenance District.

Dated: May 6, 2026



Engineer of Work

By _____

John W. Bliss, License No. C052091

Certificates Page

LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT 1993-1, WINDSOR
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed Engineer's Report and does hereby certify that this Engineer's Report and the Assessment have been prepared by me as directed by the City Council.

JOHN W. BLISS, Engineer of Work, License No.C052091

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____day of_____, 2026.

JOCELYN KWONG, City Clerk

City of Pleasanton, Alameda County, California
By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Pleasanton, Alameda County, California, on the _____day of_____, 2026.

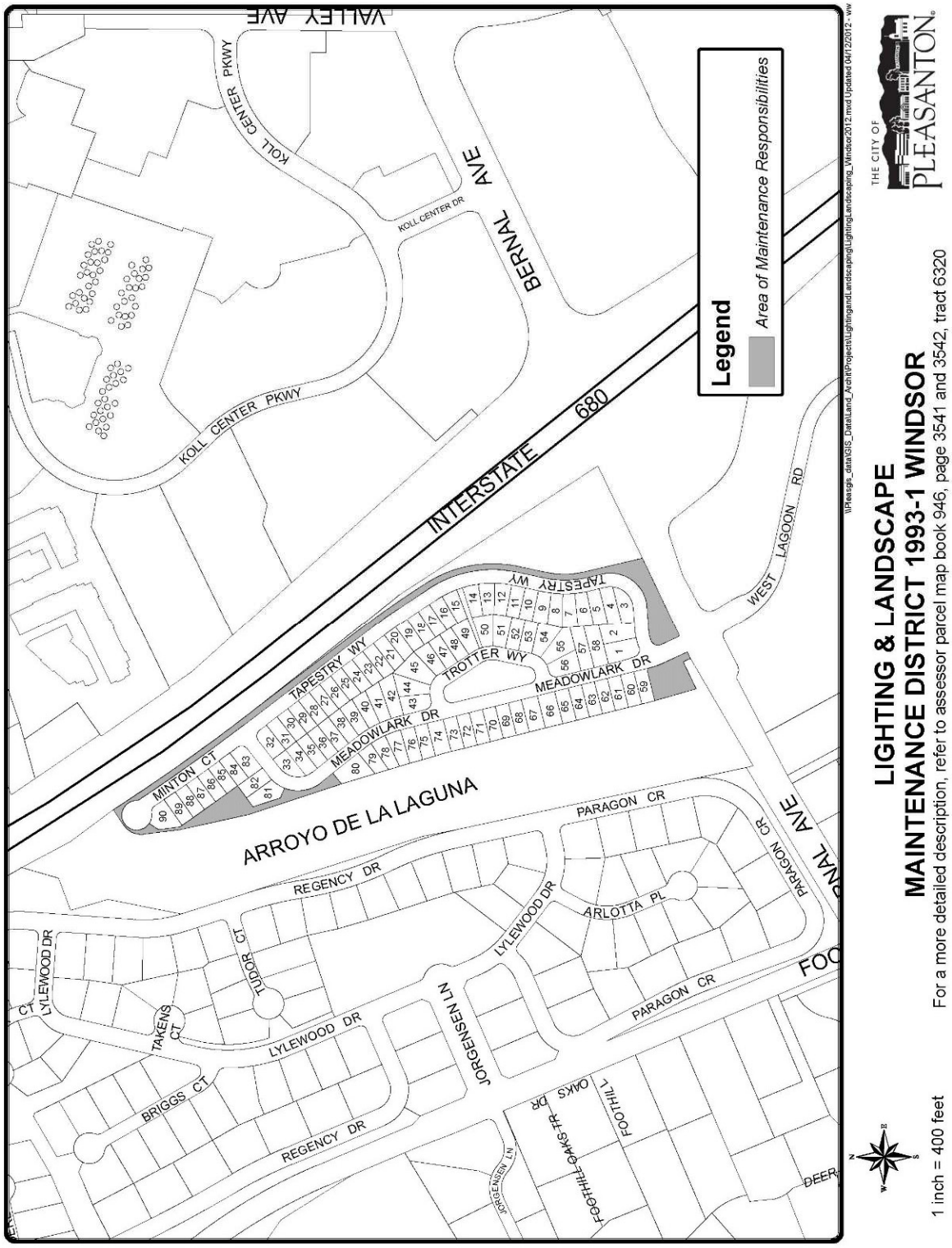
JOCELYN KWONG, City Clerk
City of Pleasanton, Alameda County, California
By:_____

I HEREBY CERTIFY that a certified copy of the enclosed Engineer's Report, including Assessment Roll and Assessment Diagram was filed with the County Auditor of the County of Alameda, on the _____day of_____, 2026.

JOCELYN KWONG, City Clerk
City of Pleasanton, Alameda County, California
By:_____

Assessment Diagram

The Maintenance District includes all properties within the Windsor subdivision, as displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Maintenance District are those lines and dimensions as shown on the maps of the Assessor of Alameda County for Fiscal Year 2026-27, and are incorporated herein by reference, and made a part of this Diagram and this Report.


LIGHTING & LANDSCAPE
MAINTENANCE DISTRICT 1993-1 WINDSOR
For a more detailed description, refer to assessor parcel map book 946, page 3541 and 3542, tract 6320
THE CITY OF PLEASANTON
Legend
Area of Maintenance Responsibilities
INTERSTATE 680
BERNAL AVE
VALLEY AVE
KOLL CENTER PKWY
KOLL CENTER DR
WEST LAGOON RD
ARROYO DE LA LAGUNA
TAPESTRY WY
TROTTER WY
MEADOWLARK DR
MINTON CT
REGENCY DR
PARAGON CR
ARLOTTA PL
LYLEWOOD DR
TUDOR CT
TAKENS CT
BRIGGS CT
JORGENSEN LN
FOOTHILL OAKS DR
1 inch = 400 feet

Assessment Roll FY 2026-27 –Windsor LMD No 1993-1

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
1	946-3541-06	$265.11	$4.51	$269.62
2	946-3541-07	$265.11	$4.51	$269.62
3	946-3541-08	$265.11	$4.51	$269.62
4	946-3541-09	$265.11	$4.51	$269.62
5	946-3541-10	$265.11	$4.51	$269.62
6	946-3541-11	$265.11	$4.51	$269.62
7	946-3541-12	$265.11	$4.51	$269.62
8	946-3541-13	$265.11	$4.51	$269.62
9	946-3541-14	$265.11	$4.51	$269.62
10	946-3541-15	$265.11	$4.51	$269.62
11	946-3541-16	$265.11	$4.51	$269.62
12	946-3541-17	$265.11	$4.51	$269.62
13	946-3541-18	$265.11	$4.51	$269.62
14	946-3541-19	$265.11	$4.51	$269.62
15	946-3541-20	$265.11	$4.51	$269.62
16	946-3541-21	$265.11	$4.51	$269.62
17	946-3541-22	$265.11	$4.51	$269.62
18	946-3541-23	$265.11	$4.51	$269.62
19	946-3541-24	$265.11	$4.51	$269.62
20	946-3541-25	$265.11	$4.51	$269.62
21	946-3541-26	$265.11	$4.51	$269.62
22	946-3542-01	$265.11	$4.51	$269.62
23	946-3542-02	$265.11	$4.51	$269.62
24	946-3542-03	$265.11	$4.51	$269.62
25	946-3542-04	$265.11	$4.51	$269.62
26	946-3542-05	$265.11	$4.51	$269.62
27	946-3542-06	$265.11	$4.51	$269.62
28	946-3542-07	$265.11	$4.51	$269.62

29	946-3542-08	$265.11	$4.51	$269.62
30	946-3542-09	$265.11	$4.51	$269.62
31	946-3542-10	$265.11	$4.51	$269.62
32	946-3542-11	$265.11	$4.51	$269.62
33	946-3542-12	$265.11	$4.51	$269.62
34	946-3542-13	$265.11	$4.51	$269.62
35	946-3542-14	$265.11	$4.51	$269.62
36	946-3542-15	$265.11	$4.51	$269.62
37	946-3542-16	$265.11	$4.51	$269.62
38	946-3542-17	$265.11	$4.51	$269.62
39	946-3542-18	$265.11	$4.51	$269.62
40	946-3542-19	$265.11	$4.51	$269.62
41	946-3542-20	$265.11	$4.51	$269.62
42	946-3542-21	$265.11	$4.51	$269.62
43	946-3541-27	$265.11	$4.51	$269.62
44	946-3541-28	$265.11	$4.51	$269.62
45	946-3541-29	$265.11	$4.51	$269.62
46	946-3541-30	$265.11	$4.51	$269.62
47	946-3541-31	$265.11	$4.51	$269.62
48	946-3541-32	$265.11	$4.51	$269.62
49	946-3541-33	$265.11	$4.51	$269.62
50	946-3541-34	$265.11	$4.51	$269.62
51	946-3541-35	$265.11	$4.51	$269.62
52	946-3541-36	$265.11	$4.51	$269.62
53	946-3541-37	$265.11	$4.51	$269.62
54	946-3541-38	$265.11	$4.51	$269.62
55	946-3541-39-1	$265.11	$4.51	$269.62
56	946-3541-40-2	$265.11	$4.51	$269.62
57	946-3541-41	$265.11	$4.51	$269.62
58	946-3541-42	$265.11	$4.51	$269.62
59	946-3541-43	$265.11	$4.51	$269.62
60	946-3541-44	$265.11	$4.51	$269.62
61	946-3541-45	$265.11	$4.51	$269.62
62	946-3541-46	$265.11	$4.51	$269.62
63	946-3541-47	$265.11	$4.51	$269.62

64	946-3541-48	$265.11	$4.51	$269.62
65	946-3541-49	$265.11	$4.51	$269.62
66	946-3541-50	$265.11	$4.51	$269.62
67	946-3541-51	$265.11	$4.51	$269.62
68	946-3541-52	$265.11	$4.51	$269.62
69	946-3541-53	$265.11	$4.51	$269.62
70	946-3541-54	$265.11	$4.51	$269.62
71	946-3541-55	$265.11	$4.51	$269.62
72	946-3541-56	$265.11	$4.51	$269.62
73	946-3541-57	$265.11	$4.51	$269.62
74	946-3541-58	$265.11	$4.51	$269.62
75	946-3541-59	$265.11	$4.51	$269.62
76	946-3542-22	$265.11	$4.51	$269.62
77	946-3542-23	$265.11	$4.51	$269.62
78	946-3542-24	$265.11	$4.51	$269.62
79	946-3542-25	$265.11	$4.51	$269.62
80	946-3542-26	$265.11	$4.51	$269.62
81	946-3542-27	$265.11	$4.51	$269.62
82	946-3542-28	$265.11	$4.51	$269.62
83	946-3542-29	$265.11	$4.51	$269.62
84	946-3542-30	$265.11	$4.51	$269.62
85	946-3542-31	$265.11	$4.51	$269.62
86	946-3542-32	$265.11	$4.51	$269.62
87	946-3542-33	$265.11	$4.51	$269.62
88	946-3542-34	$265.11	$4.51	$269.62
89	946-3542-35	$265.11	$4.51	$269.62
90	946-3542-36	$265.11	$4.51	$269.62
90	**TOTAL ASSESSMENTS:**	**$23,859.90**	**$405.90**	**$24,265.80**

Figure 3 - FY 2025-26 Actual Costs and Revenues

135 Windsor

Item	Budget	Expenditures*	Anticipated Remaining Expenditures	Anticipated Year-end Balance
Installation and Maintenance				
Basic Maintenance**	$0.00	$0.00	$0.00	$0.00
Extra Work***	$12,000.00	$7,102.53	$1,050.79	$3,846.68
Water**	$0.00	$0.00	$0.00	$0.00
Power	$275.00	$270.28	$39.99	($35.27)
Subtotal	**$12,275.00**	**$7,372.81**	**$1,090.77**	**$3,811.42**
Incidental and Administrative				
City of Pleasanton Assessment Administration	$1,800.00	$0.00	$1,800.00	$0.00
County Fees for Collection of Assessment	$405.90	$405.90	$0.00	$0.00
Proposition 218-compliance process	$36,000.00	$0.00	$0.00	$36,000.00
Subtotal	**$38,205.90**	**$405.90**	**$1,800.00**	**$36,000.00**
Annual Assessment	$24,265.80			
Reserve				
Starting Fund Balance (7/1/2025)	($7,380.65)			
Budgeted Year-End Fund Balance	($33,595.75)			
Anticipated Year-End Fund Balance	$6,215.67			

* Expenditures from July 1, 2025 to May 7, 2026

** HOA took over basic maintenance and water costs, but city still responsible for testing

*** Extra work typically includes tree pruning, tree removal, and irrigation repairs and replacement.

RESOLUTION NO.2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE INTENTION TO ORDER IMPROVEMENTS FOR THE LIGHTING & LANDSCAPE MAINTENANCE DISTRICT NO. 1993-2 BONDE RANCH FOR FISCAL YEAR 2026/27; DECLARING THE INTENTION TO CONTINUE THE LEVY AND COLLECTION OF ASSESSMENTS; AND SETTING THE DATE FOR THE PUBLIC HEARING

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the City Council of the City of Pleasanton has described proposed improvements to be included for the determination of annual assessments levied for Lighting and Landscape Maintenance District No. 1993-2 Bonde Ranch, created under the Lighting & Landscape Act of 1972, and ordered the preparation of an Engineer's Report to determine the annual levy of assessments for such District; and

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the Engineer has filed with the City Clerk a Preliminary Engineer's Report for the Lighting & Landscape Maintenance District No. 1993-2 Bonde Ranch for Fiscal Year 2026/27.

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

SECTION 1. The City Engineer is designated by this Council as the Engineer of Work for Lighting & Landscape Maintenance District No. 1993-2, Bonde Ranch, during fiscal year 2026/27. The area of land to be assessed is located in the City of Pleasanton, Alameda County.

SECTION 2. The City Council intends to continue to levy and collect assessments within Lighting & Landscape Maintenance District No. 1993-2, Bonde Ranch, during fiscal year 2026/27.

SECTION 3. The improvements to be made in this assessment district are generally described as follows:

The maintenance and repair of designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, open space drainage ditches, irrigation systems, trees in the open space and designated landscape areas, and the furnishing of water and power for irrigation systems, together with all appurtenance and incidental expenses within Tract 6483 and Tract 6518, City of Pleasanton.

SECTION 4. In accordance with this resolution directing the filing of an annual report, the City Engineer has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessments upon assessable lots and parcels of land within the assessment district.

SECTION 5. On Tuesday, the 21st day of July 2026, at the hour of 7:00 pm, the City

Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The Council meeting will be held in accordance with Government Code Section 54954(e). To improve access to public information, residents may access meetings remotely through the City's website.

SECTION 6. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

SECTION 7. City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 2nd day of June, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

CITY OF PLEASANTON

Landscape Maintenance District No. 1993-2, Bonde Ranch

Engineer's Report

Fiscal Year 2026-27

June 2026

Pursuant to the Landscaping and Lighting Act of 1972, government code and article XIIID of the California Constitution

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City of Pleasanton

Mayor and City Council

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

City Manager

Gerry Beaudin

City Engineer

Michael Stella

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Introduction

Executive Summary

The Bonde Ranch Landscape Maintenance District, 1993-2, was created in 1993 as a means to fund the maintenance for the Bonde Ranch development, Tract 6483, a 103-parcel development. The district was formed prior to the passage of Proposition 218, the "Right to Vote on Taxes Act" which requires property owner approval to impose or increase assessments.

At the time of formation, there was no inflation escalator built into the assessment and the district assessment remained at $252.91 from FY 2000-01, when it was reduced from the approved amount, to FY 2025-26, when it was restored back to the approved amount of $389.56 as indicated in Resolution 97-83. The reduced assessment has led to a severe decline in the level of maintenance, a lack of sufficient funding for capital improvement projects, and forced the city to shut down the inoperable irrigation system. The lack of irrigation has led to an even further decline of the landscape to the point that the district is out of compliance with the level of maintenance required as part of the development approval, which exposes the district and the property owners to increased liability.

Last year, the City proceeded with a Proposition 218-compliant vote process to bring the district to a sustainable funding level. The process include public outreach with residents over a 6-month period, including 3 neighborhood meetings, an online survey submitted to every property owner, and a dedicated webpage. The budget for last fiscal year required drawing down the reserve by about $22,000 due to the consultant costs, estimated at approximately $36,000, for the Proposition 218 vote. The assessment will remain the same this year as it was last year.

A separate Engineer's Report was completed for the Proposition 218-compliant assessment. This Engineer's Report will be adopted should the Proposition 218 vote fail to pass.

Overview

The City of Pleasanton ("City") is located in Alameda County, and covers an area of 24.3 square miles, with over 24,500 assessor parcels, and approximately 80,000 residents. The City currently has five Landscape Maintenance Districts ("Districts") that provide services to a combined total of 680 parcels:

- 1984-1 Ponderosa (Del Prado) – 344 parcels
- 1993-1 Windsor – 90 parcels
- 1993-2 Bonde Ranch – 103 parcels
- 1994-1 Oak Tree Farm – 42 parcels

- 1995-1 Moller Ranch – 101 parcels

The five District's benefit assessments were established prior to the approval of Proposition 218 in 1996. The purpose of these Districts is to provide funding for the installation, maintenance and servicing of local landscaping and lighting improvements ("Improvements") within each District's service area.

Landscape Maintenance District No. 1993-2, Bonde Ranch

Assessment Background

The Bonde Ranch Landscape Maintenance District No. 1993-2 ("District 1993-2" or "Maintenance District") was formed in 1993 as a Condition of Approval for the Bonde Ranch development, to fund certain landscape improvements within the Bonde Ranch subdivision.

The subdivision includes 102 single-family residence parcels and 1 parcel owned by the City that has a water tank. The total number of parcels served by District 1993-2 at present time is 103 parcels.

The Bonde Ranch Landscape Maintenance District No. 1993-2 purpose is to fund the maintenance of the existing Bonde Ranch designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, open space drainage ditches, irrigation systems, trees in the open space and designated landscaped areas, groundcover and irrigation systems.

District 1993-2 is funded by the benefit assessment approved in 1993 ("Assessment"), and it does not receive any direct revenues from property taxes or any other funding sources. Based on research of the historical documents and in consultation with their consultant, SCI Consulting Group, and an attorney that specializes in assessment law, JarvisFay, the assessments for District 1993-2 were restored last year to the amount approved by Resolution 97-83, $389.56 per parcel per year, which was the first assessment following the implementation of Proposition 218. Under Proposition 218, a property owner vote is only required when these assessments are increased, and an assessment is not increased if it is set at an amount that is no more than the maximum amount initially authorized when the assessment district was created. (Cal. Const. Art. XIII D, § 5(b); Gov. Code § 53750(h)(2)(B).) With a total of 103 parcels in the district (including one public parcel), the fiscal year 2026-27 total assessment will be the same as last year at $40,799.92.

The assessment revenues were lowered in 1999 and 2000 and remained the same from 2000 to 20225, when they were restored to 1998 levels. Even with the restoration of the assessment amounts, funding will still be insufficient for the maintenance of all common areas, including water costs, county assessment fees, city administration fees, replacement of plantings, irrigation systems, fencing, and other district improvements.

An increase in the annual assessment will be necessary to meet the maintenance standards of the District into the future. The city can no longer subsidize staff

administration time or the consultant fees for the Engineer's Report. The consultant fees for the Proposition 218-compliant vote cost approximately $36,000 plus staff time. Water costs, which require a significant portion of the LMD budget, increased thirty percent in calendar year 2024, another twelve percent in 2025, and were changed to a tiered system in 2026 and are expected to continue to rise.

Continued cuts in maintenance to pay for the increasing fire management and necessary tree pruning/removal costs will lower the level of maintenance well below the maintenance standards of the district established by Ordinance 1509. To limit liability for the district, staff has proceeded with a 218-compliant vote running on a parallel path with this Engineer's Report being the fallback report if the vote does not pass. In the case the vote does not pass, another Proposition 218-compliant vote will need to be held in the future, incurring significant consultant costs, until a sustainable assessment has been agreed to by property owners.

City staff began the process of potentially increasing the assessments for the Bonde Ranch Landscape Maintenance District in early 2022 through a Proposition 218 compliant voting procedure. However, the property owners that attended the neighborhood outreach meeting on February 3, 2022, or communicated to staff via phone or email expressed strong opposition to increasing the assessment. Staff placed the pursuit of a sustainable assessment amount on hold at that time.

However, to limit liability for the district, staff last year proceeded with a 218-compliant vote, which is running on a parallel path, and this Engineer's Report is the fallback report if the vote does not pass. Staff conducted significant public outreach, held three neighborhood meetings, sent out a survey to all property owners, provided a dedicated webpage to the district, and worked to make sure the final ballot measure was reflective of the input received by the property owners. In the case the vote does not pass, another Proposition 218-compliant vote will need to be held in the future, incurring significant consultant costs, until a sustainable assessment has been agreed to by property owners.

For 2024-25 costs/revenues, see Figure 4 – FY 2024-25 Actual Costs and Revenues.

Engineer's Report and Proposed Assessments

Each year for which the assessments will be approved, the City Council must direct the preparation of an Engineer's Report, budgets, and proposed assessments for the upcoming fiscal year. The city staff time to perform this work has been previously subsidized by the city. After the Engineer's Report is completed, the City Council may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the City Council.

This Engineer's Report ("Report") was prepared to establish the budget for the continued maintenance, improvements, and services ("Improvements") that would be

funded by the proposed fiscal year 2026-27 assessments, determine the benefits received by property from the Improvements, and the method of assessment apportionment to lots and parcels within the Maintenance District. 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 ("Act") and Article XIIID of the California Constitution (“Article”).

If the City Council approves this Engineer's Report and the assessments by resolution, a notice of public hearing must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed assessments. This hearing is currently scheduled for July 21, 2026. At this hearing, the City Council would consider approval of a resolution confirming the assessments for fiscal year 2026-27. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2026-27.

Legal Requirements

Proposition 218

The City of Pleasanton’s five Landscape and Lighting Maintenance Districts were formed prior to the passage of Proposition 218, “The Right to Vote on Taxes Act,” which was approved by the voters of California on November 6, 1996, and is now Article XIIIC and XIIID of the California Constitution (Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement that specially benefits the assessed property). Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as “grandfathered assessments” and held them to a lower standard than post-Proposition 218 assessments.

The existing Assessment Districts will be re-assessed consistent with the procedures and requirements imposed by Proposition 218, which provide several important requirements, including property-owner balloting and approval for the imposition of new or increased assessments if greater than the formation level assessments. No vote is required this year because the proposed increase to the assessments is less than the maximum assessment amounts approved at formation of the LMD and no change to the assessment calculation is proposed.

This Engineer’s Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution because the Improvements to be funded are clearly defined, the Improvements are directly available to and directly benefit property in the Maintenance District, and the Improvements provide a direct advantage to property in the Maintenance District that would not be received in absence of the assessments.

Plans & Specifications

Introduction

The work and Improvements to be undertaken by the City of Pleasanton within the Landscape Maintenance District No. 1993-2, Bonde Ranch, and the costs thereof paid from the levy of the annual assessments, provide special benefit to Assessor Parcels within the Maintenance District as defined in the Method of Assessment herein.

The Landscaping and Lighting Act of 1972 (Streets & Highways Code § 22525 et seq.), (the "Act"), defines improvement, maintenance, servicing, and incidental expenses as follows:

"Improvement" means one or any combination of the following:

The installation or planting of landscaping.

The installation or construction of statuary, fountains, and other ornamental structures and facilities.

installation or construction of public lighting facilities, including, but not limited to, traffic signals.

installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

The installation of park or recreational improvements, including, but not limited to, all of the following:

preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.

Lights, playground equipment, play courts, and public restrooms.

The maintenance or servicing, or both, of any of the foregoing, and of any improvement authorized by subdivision (i).

The acquisition of land for park, recreational, or open-space purposes.

The acquisition of any existing improvement otherwise authorized pursuant to this section.

The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

"Maintain" or "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.

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.
The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Service" or "servicing" means the furnishing of:
Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.
Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

"Incidental expenses" include all of the following:
The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
The costs of printing, advertising, and the giving of published, posted, and mailed notices.
Compensation payable to the county for collection of assessments.
Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
Costs associated with any elections held for the approval of a new or increased assessment.

The City of Pleasanton's work and Improvements ("Improvements") for the property within the Maintenance District that is owned or maintained by the City of Pleasanton, are consistent with these definitions. Plans and specifications for these Improvements are filed with the City of Pleasanton Landscape Architect and are incorporated herein by reference.

Bonde Ranch Description of Improvements

The improvements which are the subject of this Report are briefly described as follows:

The maintenance and repair of designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, open space drainage ditches, irrigation systems, trees in the open space and designated landscaped areas, together with all appurtenant and incidental expenses within Tract 6483, City of Pleasanton. The District property directly behind the Ventana Hills neighborhood has been removed from the Bonde Ranch Landscape Maintenance District, as indicated in the updated map, and is now incorporated into the Bonde Ranch Open Space.

Landscape plans and specifications for the improvements to this Landscape District are those prepared by Samson Associates, dated July 1992. These plans and specifications

have been filed separately with the Clerk of the Legislative body and are incorporated in this report by reference.

Recommended Capital Improvements

Improvements such as complete irrigation and planting replacement in Landscape Maintenance District No. 1993-2, Bonde Ranch, are overdue. However, the reserve fund balance is insufficient to make these improvements.

The City drafted a schedule of recommended capital improvement projects, such as the replacement of the irrigation system, that need to be addressed and their respective cost estimate, as well as a planned replacement/renovation schedule. To fund the necessary capital improvements and maintain the District to a similar level to when the District was created staff estimates that the annual assessments would need to be increased to approximately $800 depending on the maintenance level with over $800,000 worth of improvements necessary in the next decade if the city was to restore the irrigation to an operational level and the planting to a level more in line with the approved development

Estimate of Cost and Budget – Fiscal Year 2026-27

The following budget shows the estimate of cost of the Improvements to be funded by the Maintenance District in Fiscal Year 2026-27.

Figure 1 – Estimate of Costs and Revenues

City of Pleasanton Landscape Maintenance District No. 1993-2, Bonde Ranch 2026-27 Estimate of Costs	
	Budget
Installation, Maintenance, and Servicing Costs	
Landscaping (maintenance)	
Basic maintenance	$6,000.00
Extra work[i]	$19,349.65
Water	$1,000.00
Fuel transition Zones (Firebreak) 287,000 sq. ft.	
Weed abatement	$7,975.03
Total for Installation, Maintenance and Servicing	$35,824.68
Incidental and Administration Costs[ii]	
City of Pleasanton Assessment Administration	$1,800.00
County Fees for Collection of Assessment	$675.24
Proposition 218 Compliance	$2,500.00
Total Incidental and Administrative Costs	$4,975.24
Amount to/(from) Reserve Fund[iii]	
Reserve/Long-term Replacement Fund for scheduled long-term replacement of various district improvements	($0.00)
Total Costs	**$40,799.92**
Budget Allocation to Property	

Number of Parcels/Units	Single Family Equivalent Units (SFE)[iv]	Assessment Rate	Total Assessment[v]
103	103	$396.18	**$40,799.92**

Explanation of Annual Assessment Rate per Unit:
102 units @ $396.18 assessment per year (= $389.56 + $6.62 County Collection Fee)
1 unit @ $389.56 assessment per year (City parcel, savings of the $6.62 County Collection Fee)

Notes to Estimate

i. Contingency to address maintenance that is not routine in nature, such as pruning/removing failed trees or tree limbs. The $10,000 estimate for extra work will still not be enough to address the trees that should be pruned or removed, but will help to reduce liability.

ii. 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.
iii. The district's capital repair and replacement anticipated year-end fund balance is approximately $17,300. Significant capital improvements are required to maintain the landscape and irrigation to previous levels so the City will need to continue to reduce maintenance. Reserve/replacement funds are held in an interest-bearing account until needed for repairs to the irrigation system, landscaping or other District features.
iv. 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.
v. 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 Landscape Maintenance District 1993-2, Bonde Ranch reserve/replacement funds are held in an interest-bearing account until needed for repairs to the masonry walls, entry signage, irrigation systems, landscaping, or other District features.

Method of Assessment Apportionment

Method of Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of Improvements and landscaping for the Maintenance District and the methodology used to apportion the total assessment to the properties within the Maintenance District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the Maintenance 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 cost of the special benefits from the Improvements. Special benefit is calculated for each parcel in the Maintenance District using the following process:

i. Identification of all benefit factors derived from the Improvements.
ii. Calculation of the proportion of these benefits that are general.
iii. Determination of the relative special benefit per property type.
iv. Calculation of the specific assessment for each parcel based upon special vs. general benefit, location, property type, property characteristics, improvements on property and other supporting attributes.

The parcels within the Landscape Maintenance District No. 1993-2, Bonde Ranch, consist of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the Maintenance District, over and above general benefits conferred on real property or to the public at large. The apportionment of special benefits is a two-step process: the first step is to identify the types of special benefits arising from the Improvements, and the second step is to allocate the assessments to properties based on the estimated relative special benefit for each type of property.

Discussion of Benefits

The assessments can only be levied based on the special benefit to a property. This benefit is received by a 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 XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

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

In this case, the 2008 Silicon Valley Taxpayers Association, Inc. vs Santa Clara County Open Space Authority ("SVTA") decision provides enhanced clarity to the definition of special benefits to properties from similar public improvements in three distinct areas:

i. Proximity
ii. Expanded or improved access
iii. 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.

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

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, sidewalks, signs, lights, and other improvements to be provided with the assessment proceeds. These categories of special benefits are derived from the statutes passed by the California Legislature and studies which describe the types of special benefits received by property from maintenance and improvements such as those provided by the City of Pleasanton, Landscape Maintenance District No. 1993-2, Bonde Ranch. These types of special benefits are summarized as follows:

i. Improved access to landscaped areas and other permanent public improvements
ii. Proximity to improved landscaped areas and other permanent public improvements
iii. Improved views
iv. Extension of a property's outdoor areas and landscaped areas for properties within close proximity to the Improvements
v. Creation of individual lots for residential use that, in the absence of the assessments, would not have been

The above benefit factors, when applied to property in the Maintenance District, specifically increase the utility and usefulness of the property within the Maintenance District. For example, the assessments will provide funding to improve and maintain the public landscaping next to the parcels within the Maintenance District. Such improved and well-maintained landscaping enhances the overall quality, desirability, utility and safety of the properties.

General vs. Special Benefits

Article XIIID, 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. Property may be assessed to fund improvements to the extent of the special benefits conferred by the Improvements; but general benefits are not assessable. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIIID 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. One infers from Article XIIID that all benefit is either general or special.
In other words:

Total Benefit	=	General Benefit	+	Special Benefit

There is no widely accepted or statutory formula for quantifying the amount of any general benefit that is identified.

In this Report, the general benefit is first identified, generously estimated, and then budgeted so that it is funded, as required by Proposition 218, 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

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". A special benefit is conferred to a property if the property "receives a direct advantage from the improvement (e.g., proximity to setback landscaping)." In the Maintenance District, as noted, properties have close and unique proximity, views of and access to the Improvements, and uniquely improved utility and desirability from the Improvements, and other properties and the public at large do not receive such benefits because they do not have proximity, access to or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to a property is special, and only minimal general benefit is conferred on property outside the Maintenance District or to the public at large.

This Engineer's Report includes a specific, quantified calculation of general benefits, as described below, that is based in part on the use by people outside of the Maintenance District. Moreover, the proportionality of the Assessments to the special benefits conferred on each parcel, based in large part on proximity, is established as well.

Calculating General Benefit and Special Benefit Paid from Other Funds

In this section, the total general benefit, which must be paid from other non-assessment funds, is conservatively estimated, quantified, described, and separated, and then budgeted to absolutely ensure that it is funded by sources other than this assessment.

Benefit to Property Outside the Maintenance District = 3.3%

In summary, real property located within the boundaries of the Maintenance District distinctly and directly benefits from closer proximity, access and views of the Improvements funded by the Assessments, the creation of developable parcels, and from the extension of the usable land area provided by the assessments. The Improvements are specifically designed to serve local properties in the Maintenance District, not other properties nor the public at large. The Maintenance District has been narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Maintenance District receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Maintenance District in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of specific proximate properties and make them more functional to use, safer and easier to access.

Properties within the proposed Maintenance District receive almost all the special benefits from the Improvements because properties in the Maintenance District enjoy unique and close proximity and access to the Improvements that are enjoyed less by other properties or the public at large. The landscaping Improvements are specifically designed to benefit the properties in the Maintenance District.

Furthermore, there are multiple, proximate open space, landscaped areas, and other improvements outside of the Maintenance District, funded by other sources, that provide most of the open space and landscaping benefits to nearby parcels that are outside of the Maintenance District.

In other words, the landscaping Improvements maintained by the proposed Assessments especially benefit the properties within the Maintenance District, but other nearby improvements primarily benefit other proximate properties. Nonetheless, there are certain properties that are outside the boundaries of the Maintenance District that may benefit from the landscape improvements. A total of no more than 6 proximate parcels have been identified that receive some special benefit from the improvements including improved views, proximity and/or access, but do not receive extension of outdoor areas nor the special benefit of

parcel creation. Since these adjacent properties only receive a 3 of the 5 major special benefits, a 60% factor is applied.

Total General Benefit to Properties Outside of the District = 3.3%

Assumptions

6 parcels outside and adjacent to the District
103 parcels in the Maintenance District

Calculation

General Benefit to Property outside the Improvement District =
(6 / (6 + 103)) * 60% = 3.3 %

Although it can reasonably be argued that Improvements inside, but near the Maintenance District boundaries are offset by similar landscape improvements provided outside, we use the more generous approach of finding that 3.3% of the Improvements may be of benefit to property outside of the Maintenance District.

Benefit to Property Inside the District that is Indirect and Derivative = 0.0%

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

Nevertheless, the SVTA decision indicates that there may be a general benefit "conferred on real property located in the district." A measure of the general benefits to property within the Maintenance District is the percentage of land area within the Maintenance District that is publicly owned, open to the public, and used for regional purposes such as major roads, rail lines, hospitals, and other regional facilities because such properties, while physically within the Maintenance District, are used for regional purposes and could provide indirect benefits to the public at large. In this case, essentially 0% of the land area is used for such regional purposes.

Benefit to the Public at Large = 10%

The general benefit to the public at large can be estimated by the proportionate amount of time that the Maintenance District's public landscaped areas and facilities are used and enjoyed by individuals who are not residents, employees, customers, or property owners in the Assessment Area. 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.

Total General Benefits to be Financially Contributed from Other Funds = 13.3%

Using a sum of these three measures of general benefit, we find that approximately 13.3% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the Assessments.

General Benefit Calculation

	3.3%	(Outside the Maintenance District)
+	0.0%	(Inside the Maintenance District – indirect and derivative)
+	10.0%	(Public at Large)
=	13.3%	(Total General Benefit)

Source of Financial Contributions from Other Funds to Satisfy the 13.3% Requirement

The general benefit contribution is paid in part from other “in-kind”, non-monetary contributions from the City in the form of infrastructure critical to the continued maintenance of the Maintenance District Improvements, as described below. Also, general benefit contributions come from the “annuity” value of the improvements that were constructed by the developer.

The City of Pleasanton owns, maintains, rehabilitates, and replaces the curb and gutter along the border of the Maintenance District. This curb and gutter serve to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance 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 Maintenance District. This system serves to prevent flooding and associated damage to the Improvements and manage urban runoff including local pollutants loading from the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local storm drainage system is conservatively estimated to be

10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local storm drainage system, the budget would increase by at least 10%.

The City of Pleasanton owns and maintains local public streets throughout the Maintenance District. These public streets provide access to the Improvements for their enjoyment as well as efficient maintenance. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local public streets is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local public streets, the budget would increase by at least 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" can be used to offset general benefit costs and is conservatively estimated to contribute 20%. In other words, if the Maintenance District were required to construct all the Improvements, the annual budget would increase by at least 20%.

In other words, there is a 13.3% contribution needed to offset the general benefits conferred by the Improvements, and there is a 50% contribution from the City of Pleasanton supporting local infrastructure, along with the amortized value of initial construction. This 50% contribution more than satisfies the general benefit requirements.

The estimates used above for the City of Pleasanton's "in-kind", non-monetary contributions for the maintenance, rehabilitation and replacement of the curbs and gutters, storm drainage systems, and local streets (the "supportive infrastructure"). The value of the initial Improvements constructed by the Developer are based on industry standards; typical and standard quantity ratios between this supportive infrastructure (including the City's relative associated maintenance costs) and similar Improvements; and on the assessment Engineer's professional experience on planning and working on such projects.

Source of Contributions from Other Funds to Satisfy 13.3% Requirement

City non-monetary contributions:

10.0% (Curb and gutter)
\+ 10.0% (Storm drainage system)
\+ 10.0% (Public roads)
\+ 20.0% (Amortized value of initial construction)

= 50.0% (Total General Benefit paid from Other Funds)

Zones of Benefit

The boundaries of the Assessment Area are carefully drawn to only include the properties that are proximate to the Improvements and that would materially benefit from the Improvements.

In SVTA, the court noted that even a local agency-wide assessment district is appropriate under the right conditions:

> *"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 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)."*

The court therefore acknowledged the appropriateness of a District-wide assessment so long as each parcel receives a direct advantage from the assessment-funded improvement or service. As demonstrated in this Report, each parcel in the Maintenance District receives a direct advantage and special benefit from the Improvements.

In the Maintenance District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. Therefore, the even spread of assessment throughout the narrowly drawn district is indeed consistent with the SVTA decision. The benefits from the Improvements within the Maintenance District do not vary further based on the proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity.

Consequently, since all parcels in the Maintenance District have good access and proximity to the Improvements and the benefits of relatively closer proximity are offset by other factors, additional proximity is not considered to be a factor in determining benefits within the Maintenance District. Therefore, zones of benefit are not justified or needed within the Maintenance District.

Method of Assessment

As previously discussed, the Assessments provide comprehensive Improvements that clearly confer direct and special benefits to properties in the Maintenance District.

The allocation of special benefits to property is primarily based on the type of property and the size of a property. These benefits can also partially be measured by the occupants on property in the Maintenance District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of “traditional” assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefits is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

A critical step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single-Family Equivalent (SFE) units. This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefits and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer’s Report, all properties are designated an SFE value, which is each property’s relative benefit in relation to a single-family home on one parcel. In this case, the "benchmark" property is the single-family detached dwelling which is one Single Family Equivalent unit or one SFE.

Finally, the special benefits to be derived from the Assessments will be conferred on a property and are not based on a specific property owner’s use of the Improvements, a specific property owner’s occupancy of a property, or the property owner’s demographic status such as age or the number of dependents. The benefits allotted to a property are related to the average number of people who could potentially live on, work at, or otherwise could occupy a property, not how the property is currently used by the present owner. Therefore, the number of people who could, or potentially, live on, work at, or otherwise occupy a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type of property, the relative size of the property, its location, its relative population, and its proximity to the landscaping and open space facilities. This method is further described below.

Residential Properties

The Bonde Ranch development is a residential single-family development project consisting of a total of 103 parcels, 102 single-family home parcels, and 1 publicly owned parcel used for a water tank. As such, each residential property receives similar benefit from the proposed Improvements.

Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit or single-family residence basis. All improved properties, or properties proposed for development, are assigned one Single Family Equivalent unit or 1 SFE factor equal to the number of dwelling units developed or planned for the property.

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.

All properties that are specially benefited are assessed. Another publicly owned property that is used for purposes similar to private residential, commercial, industrial, or institutional uses are benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small, and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers, or guests, who would have access to or use the Improvements. These miscellaneous parcels, therefore, receive no benefit from the Improvements and are assessed an SFE benefit factor of 0 SFEs.

The Assessment Rate does not Increase Annually

It should also be noted that the Maintenance District assessment rates cannot be increased beyond the original amount approved at formation, which in the case of the Bonde Ranch Landscape Maintenance District was $389.56 annually, as identified in Resolution 97-83. The same amount has been assessed since 2000-2001, which is $252.91 per SFE or parcel. The city is restoring the assessment amount per Resolution 97-83, but to increase the annual assessment rate beyond the original assessment rate or to add an annual Consumer Price Index escalator to the assessment rate, approval of the property owners is required via a Proposition 218 assessment ballot proceeding.

Appeal of Assessments Levied to Property

Any property owner who feels that the assessment levied on their property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal with the City of Pleasanton City Engineer or his or her designee. Any such appeal is limited to the correction of an assessment during the then-current Fiscal Year and applicable law. Upon the filing of any such appeal, the City of Pleasanton City Engineer or his or her designee will promptly review the appeal and

any information provided by the property owner. If the City of Pleasanton City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction.

Assessment Funds Must be Expended Within the Maintenance District Area

The net available Assessment funds, after incidental, administrative, financing, and other costs, shall be expended exclusively for Improvements within the boundaries of the Maintenance District and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

Assessment

WHEREAS, the City of Pleasanton City Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Maintenance District, and an assessment of the estimated costs of the Improvements upon all assessable parcels within the Maintenance District;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under the Act, Article XIIID of the California Constitution, 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 Improvements, and the costs and expenses incidental thereto to be paid by the Maintenance District.

The amount to be paid for said Improvements and the expense incidental thereto, to be paid by the Maintenance District for the Fiscal Year 2025-26 is generally as follows:

Figure 2 – Summary Cost Estimate – Bonde Ranch LMD No. 1993-2

Budget Item	Budgeted Cost
Installation, Maintenance, and Servicing Costs	$35,824.68
Incidental and Administration Costs	$4,975.24
Amount to/(from) Reserve Fund	($0.00)
Total Budget	$40,799.92

As required by the Act, an Assessment Diagram showing the exterior boundaries of the Maintenance District is hereto attached and incorporated herein by reference. The distinctive number of each parcel or lot of land in the Maintenance District is its Assessor Parcel Number appearing on the Assessment Roll.

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 Maintenance District, in accordance with the special benefits to be received by each parcel or lot, from the Improvements, and more particularly set forth in the Estimate of Cost and Method of Assessment in the Report.

The Assessment is made upon the parcels or lots of land within the Maintenance District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

The Maintenance District's assessment rate for fiscal year 2026-27 are the same as last year, consistent with Resolution 97-83, and in the amount of $389.56 per single-family equivalent (SFE) benefit unit.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as will be shown on the Assessor's Maps of Alameda County for the 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 will place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the Fiscal Year 2025-26 for each parcel or lot of land within the Maintenance District.

City Engineer/Engineer of Work

By: _____
Michael Stella, License No. C54642

Certificates Page

LANDSCAPE MAINTENANCE DISTRICT 1993-2, BONDE RANCH CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)
The undersigned respectfully submits the enclosed Engineer's Report and does hereby certify that this Engineer's Report and the Assessment have been prepared by me as directed by the City Council.

Michael Stella, City Engineer, License No. C54642

City of Pleasanton, Alameda County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____day of_____, 2026.

Jocelyn Kwong, City Clerk

City of Pleasanton, Alameda County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Pleasanton, Alameda County, California, on the _____day of_____, 2026.

Jocelyn Kwong, City Clerk

City of Pleasanton, Alameda County, California

By: _____

I HEREBY CERTIFY that a certified copy of the enclosed Engineer's Report, including Assessment Roll and Assessment Diagram was filed with the County Auditor of the County of Alameda, on the _____day of_____, 2026.

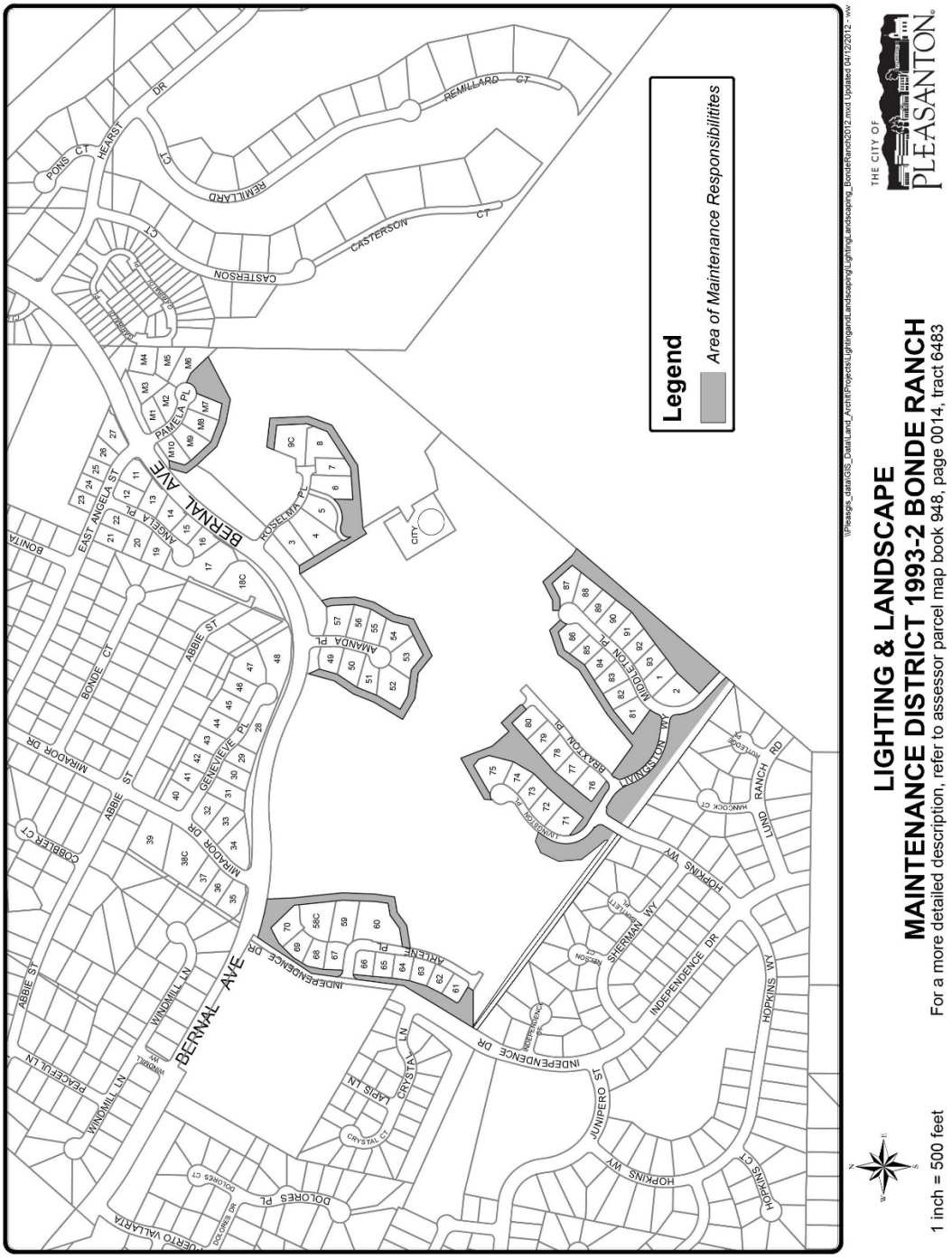
Jocelyn Kwong, City Clerk

City of Pleasanton, Alameda County, California

By: _____

Assessment Diagram

The Maintenance District includes all properties within the Bonde Ranch subdivision, as displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Maintenance District are those lines and dimensions as shown on the maps of the Assessor of Alameda County for Fiscal Year 2026-27, and are incorporated herein by reference, and made a part of this Diagram and this Report.



Assessment Roll FY 2026-27 - Bonde Ranch LMD No. 1993-2

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE 0.017	TOTAL
1	948-0019-39	$389.56	$6.62	$396.18
2	948-0019-40	389.56	6.62	396.18
3	948-0018-04	389.56	6.62	396.18
4	948-0018-05	389.56	6.62	396.18
5	948-0018-06	389.56	6.62	396.18
6	948-0018-08	389.56	6.62	396.18
7	948-0018-09	389.56	6.62	396.18
8	948-0018-10-1	389.56	6.62	396.18
9C	948-0018-11-2	389.56	6.62	396.18
11	946-2542-79	389.56	6.62	396.18
12	946-2542-80	389.56	6.62	396.18
13	946-2542-81	389.56	6.62	396.18
14	946-2542-82	389.56	6.62	396.18
15	946-2542-83	389.56	6.62	396.18
16	946-2542-84	389.56	6.62	396.18
17	946-2542-85-3	389.56	6.62	396.18
18C	946-2542-86-5	389.56	6.62	396.18
19	946-2542-87-3	389.56	6.62	396.18
20	946-2542-88-2	389.56	6.62	396.18
21	946-2542-89-3	389.56	6.62	396.18
22	946-2542-90	389.56	6.62	396.18
23	946-2550-38	389.56	6.62	396.18
24	946-2550-39	389.56	6.62	396.18
25	946-2550-40	389.56	6.62	396.18
26	946-2550-41	389.56	6.62	396.18
27	946-2550-42	389.56	6.62	396.18
28	946-2542-69	389.56	6.62	396.18
29	946-2542-68	389.56	6.62	396.18
30	946-2542-67	389.56	6.62	396.18
31	946-2542-66	389.56	6.62	396.18
32	946-2542-65	389.56	6.62	396.18
33	946-2542-64	389.56	6.62	396.18
34	946-2542-63	389.56	6.62	396.18
35	946-2542-62	389.56	6.62	396.18
36	946-2542-61	389.56	6.62	396.18
37	946-2542-60	389.56	6.62	396.18
38C	946-2542-59	389.56	6.62	396.18
39	946-2542-58	389.56	6.62	396.18
40	946-2542-78	389.56	6.62	396.18
41	946-2542-77	389.56	6.62	396.18
42	946-2542-76	389.56	6.62	396.18
43	946-2542-75	389.56	6.62	396.18
44	946-2542-74	389.56	6.62	396.18

45	946-2542-73	389.56	6.62	396.18
46	946-2542-72	389.56	6.62	396.18
47	946-2542-71	389.56	6.62	396.18
48	946-2542-70	389.56	6.62	396.18
49	948-0019-03	389.56	6.62	396.18
50	948-0019-04	389.56	6.62	396.18
51	948-0019-05	389.56	6.62	396.18
52	948-0019-06	389.56	6.62	396.18
53	948-0019-07	389.56	6.62	396.18
54	948-0019-08	389.56	6.62	396.18
55	948-0019-09	389.56	6.62	396.18
56	948-0019-10	389.56	6.62	396.18
57	948-0019-11	389.56	6.62	396.18
58C	948-0005-29	389.56	6.62	396.18
59	948-0005-30	389.56	6.62	396.18
60	948-0005-31	389.56	6.62	396.18
61	948-0005-32	389.56	6.62	396.18
62	948-0005-33	389.56	6.62	396.18
63	948-0005-34	389.56	6.62	396.18
64	948-0005-35	389.56	6.62	396.18
65	948-0005-36	389.56	6.62	396.18
66	948-0005-37	389.56	6.62	396.18
67	948-0005-38	389.56	6.62	396.18
68	948-0005-39	389.56	6.62	396.18
69	948-0005-40	389.56	6.62	396.18
70	948-0005-41	389.56	6.62	396.18
71	948-0019-14	389.56	6.62	396.18
72	948-0019-15	389.56	6.62	396.18
73	948-0019-16	389.56	6.62	396.18
74	948-0019-17	389.56	6.62	396.18
75	948-0019-18	389.56	6.62	396.18
76	948-0019-19	389.56	6.62	396.18
77	948-0019-20	389.56	6.62	396.18
78	948-0019-21	389.56	6.62	396.18
79	948-0019-22	389.56	6.62	396.18
80	948-0019-23	389.56	6.62	396.18
81	948-0019-25	389.56	6.62	396.18
82	948-0019-26	389.56	6.62	396.18
83	948-0019-27	389.56	6.62	396.18
84	948-0019-28	389.56	6.62	396.18
85	948-0019-29	389.56	6.62	396.18
86	948-0019-30	389.56	6.62	396.18
87	948-0019-32	389.56	6.62	396.18
88	948-0019-33	389.56	6.62	396.18
89	948-0019-34	389.56	6.62	396.18
90	948-0019-35	389.56	6.62	396.18
91	948-0019-36	389.56	6.62	396.18
92	948-0019-37	389.56	6.62	396.18
93	948-0019-38	389.56	6.62	396.18
M1	948-0018-16	389.56	6.62	396.18

M2	948-0018-17	389.56	6.62	396.18
M3	948-0018-18	389.56	6.62	396.18
M4	948-0018-19	389.56	6.62	396.18
M5	948-0018-20	389.56	6.62	396.18
M6	948-0018-21	389.56	6.62	396.18
M7	948-0018-22	389.56	6.62	396.18
M8	948-0018-23	389.56	6.62	396.18
M9	948-0018-24	389.56	6.62	396.18
M10	948-0018-25	389.56	6.62	396.18
CITY	948-0014-1-39	389.56	n/a	389.56
103	**TOTAL ASSESSMENTS:**	**$40,124.68**	**$675.24**	**$40,799.92**

Figure 4 – FY 2025-26 Actual Costs and Revenues

136 Bonde Ranch

Item	Budget	Expenditures*	Anticipated Remaining Expenditures	Anticipated Year-end Balance
Installation and Maintenance				
Basic Maintenance	$6,000.00	$5,000.00	$1,000.00	$0.00
Extra Work**	$10,000.00	$0.00	$0.00	$10,000.00
Weed Abatement/Fuel Management	$7,740.00	$0.00	$7,740.00	$0.00
Water**	$500.00	$681.20	$100.78	($281.98)
Subtotal	**$24,240.00**	**$5,681.20**	**$8,840.78**	**$9,718.02**
Incidental and Administrative				
City of Pleasanton Assessment Administration	$1,800.00	$0.00	$1,800.00	$0.00
County Fees for Collection of Assessment	$675.24	$675.24	$0.00	$0.00
Proposition 218-compliance process	$36,000.00	$6,123.09	$26,196.91	$3,680.00
Subtotal	**$38,475.24**	**$6,798.33**	**$27,996.91**	**$3,680.00**
Annual Assessment	$40,799.92			
Reserve				
Starting Fund Balance (7/1/2025)	$25,843.18			
Budgeted Year-End Fund Balance	$3,927.86			
Anticipated Year-End Fund Balance	$17,325.88			

* Expenditures from July 1, 2025 to May 7, 2026

** Extra work is expected to include tree removal of a minimum of $11,000 but it'll likely occur next fiscal year due to costs

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE INTENTION TO ORDER IMPROVEMENTS FOR THE LIGHTING & LANDSCAPE MAINTENANCE DISTRICT NO. 1994-1 OAK TREE FARM FOR FISCAL YEAR 2026/27; DECLARING THE INTENTION TO CONTINUE THE LEVY AND COLLECTION OF ASSESSMENTS; AND SETTING THE DATE FOR THE PUBLIC HEARING

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the City Council of the City of Pleasanton has described proposed improvements to be included for the determination of annual assessments levied for Lighting and Landscape Maintenance District No. 1994-1 Oak Tree Farm, created under the Lighting & Landscape Act of 1972, and ordered the preparation of an Engineer's Report to determine the annual levy of assessments for such District; and

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the Engineer has filed with the City Clerk a Preliminary Engineer's Report for the Lighting & Landscape Maintenance District No. 1994-1 Oak Tree Farm for Fiscal Year 2026/27.

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

SECTION 1. SCI Consulting Group is designated by this Council as the Engineer of Work for Lighting & Landscape Maintenance District No. 1994-1, Oak Tree Farm, during fiscal year 2026/27. The area of land to be assessed is located in the City of Pleasanton, Alameda County.

SECTION 2. The City Council intends to continue to levy and collect assessments within Lighting & Landscape Maintenance District No. 1994-1 Oak Tree Farm, during fiscal year 2026/27.

SECTION 3. The improvements to be made in this assessment district are generally described as follows:

The maintenance and repair of designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, open space drainage ditches, irrigation systems, trees in the open space and designated landscaped areas, and the furnishing of water and power for irrigation systems, together with all appurtenant and incidental expenses within Tract 6563 and 6748, and parcels B and C of Parcel map 6359, City of Pleasanton.

SECTION 4. In accordance with this resolution directing the filing of an annual report, SCI Consulting Group, Engineer of Work, has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessments upon assessable lots and parcels of land within the assessment district.

SECTION 5. On Tuesday, the 21st day of July 2026, at the hour of 7:00 pm, the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The Council meeting will be held in accordance with Government Code Section 54954(e). To improve access to public information, residents may access meetings remotely through the City's website.

SECTION 6. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

SECTION 7. City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 2nd day of June, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

EXHIBIT A

Fiscal Year 2026-27

City of Pleasanton

Lighting and Landscape Maintenance District No. 1994-1, Oak Tree Farm

June 2026

Pursuant to the Landscaping and Lighting Act of 1972, Government Code and Article XIIID 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 and City Council

Mayor and City Council

Jack Balch , Mayor

Matt Gaidos, District 4, Vice Mayor

Jeff Nibert, District 1, Member

Craig Eicher, District 2, Member

Julie Testa, District 3, Member

City Manager

Gerry Beaudin

City Engineer

Michael Stella

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Introduction

Executive Summary

The Oak Tree Farm Landscape Maintenance District, 1994-1, was created in 1994, with phase 2 annexed into the district in 1999, and totals 42 parcels. The purpose of the district is to fund the maintenance of the Oak Tree Farm subdivision. The district was formed prior to the passage of Proposition 218, the "Right to Vote on Taxes Act" which requires property owner approval to impose or increase assessments.

When the district was formed, an inflation escalator was built into the assessment with a maximum assessment at the time of $1,000 per parcel annually. However, the inflation escalator has not been applied and, until last year, assessments remained the same since they were lowered in FY 1999-2000 to $465.75. Last year, staff determined that an assessment of up to $1,000 with an inflation escalator was approved at the time that the district was formed and the assessments were restored back to the original assessment of $617.41. The assessment will remain at $617.41 for the current fiscal year. Despite the adjustment, the level of maintenance has experienced a severe decline and a there is a lack of sufficient funding for capital improvement projects. The City was forced to shut down the irrigation system, which has led to an even further decline of the landscape. Last year, staff met on several occasions with residents to determine the owner's priorities. Based on those meetings, the City drew down on the reserve to complete some of the priority work identified by the property owners, including tree removal, tree pruning, and fence repair. Staff intends to draw down the reserve even further this year to complete more safety improvements, including pruning some of the larger oak trees along Foothill and the London Place trees along Oak Tree Farm Drive and converting the lighting to LED.

Despite last year's drawing down of the reserve, and the proposed drawing down of the reserve this year, staff expects that the future stepped assessment increases will place the district in a fiscally sustainable position.

Overview

The City of Pleasanton ("City") is located in Alameda County, and covers an area of 24.3 square miles, with over 24,500 assessor parcels, and approximately 80,000 residents. The City currently has five Landscape and Lighting Maintenance Districts ("Districts") that provide services to a combined total of 680 parcels:

- 1984-1 Ponderosa (Del Prado) – 344 parcels
- 1993-1 Windsor – 90 parcels
- 1993-2 Bonde Ranch – 103 parcels
- 1994-1 Oak Tree Farm – 42 parcels
- 1995-1 Moller Ranch – 101 parcels

The five District's benefit assessments were established prior to the approval of Proposition 218 in 1996. The purpose of these Districts is to provide funding for the installation, maintenance and servicing of local landscaping and lighting improvements ("Improvements") within each District's service area.

Lighting & Landscape Maintenance District No. 1994-1, Oak Tree Farm

Assessment Background

The Oak Tree Farm Lighting and Landscape Maintenance District No. 1994-1 ("District 1994-1" or "Maintenance District") was formed in September of 1994 as a Condition of Approval for the Oak Tree Farm Phase I development to fund certain landscape improvements in the Oak Tree Farm subdivision's 25 parcels. In July 1999 the Oak Tree Farm Phase II was annexed into the Oak Tree Farm Lighting and Landscape Maintenance District No. 1994-1, adding an additional 16 parcels. The total number of parcels served by District 1994-1 since then to present time is 42 (25+16+1 City-owned sewer lift station parcel).

The Oak Tree Farm Lighting and Landscape Maintenance District No. 1994-1 purpose is to fund the maintenance of the existing Oak Tree Farm subdivision open space areas, entry features, decorative lighting, firebreaks, trees, shrubbery, groundcover and irrigation systems.

District 1994-1 is funded by the benefit assessment approved in 1994 ("Assessment"), and it does not receive any direct revenues from property taxes or any other funding sources.

Based on research of the historical documents and in consultation with their consultant, SCI Consulting Group, and an attorney that specializes in assessment law, JarvisFay, the fiscal year 2025-26 assessments for District 1994-1 were restored to the amount approved by the formation documents for the Oak Tree Farm LMD, as recorded with Resolution 94-110, an amount of up to $1,000 with an inflation escalator based on the Consumer Price Index for the year.

Under Proposition 218, a property owner vote is only required when these assessments are increased, and an assessment is not increased if it is set at an amount that is no more than the maximum amount initially authorized when the assessment district was created. (Cal. Const. Art. XIII D, § 5(b); Gov. Code § 53750(h)(2)(B).) As a first step toward a more sustainable assessment level, assessments were restored last year, as approved by Resolution 94-110 and implemented with Resolution 98-076, to $617.41 per parcel per year. The formation documents also authorize an annual escalator based on the Consumer Price Index up to the $1,000 maximum; however, in light of the recent decision in *Thacker v. City of Fairfield*, which has called into question the validity of applying formation-era inflation escalators, the City has elected not to apply the CPI escalator for fiscal year 2026-27. The assessment rate therefore remains at $617.41 per parcel. With a total of 42 parcels in the District (including one public parcel), fiscal year 2026-27 total assessment revenue will be $26,362.

The fiscal year 2026-27 assessment rate for District 1994-1 is $617.41 per parcel per year (base rate), plus a County collection fee of $10.50 per private parcel, for a total of $627.91 per private parcel. With a total of 42 parcels in the District, fiscal year 2026-27 total assessment revenue will be $26,362.

Over the years, operational costs and utility costs have increased significantly. The fiscal year 2026-27 assessment revenues are supplemented by a draw from the District's reserve fund balance to cover the full cost of maintaining all common areas, including water costs, county assessment fees, city administration fees, replacement of plantings, irrigation systems, fencing, and other district improvements. The fiscal year 2026-27 budget reflects the assessment rate held flat at the prior-year level, with operating costs in excess of assessment revenue funded from the existing reserve fund balance.

The water has been turned off at the Oak Tree Farm LMD because of the state of disrepair of the irrigation system so water rate increases have a limited impact to the Oak Tree Farm LMD, but standard water meter fees still apply and the rate increases will have a significant impact if the irrigation system is restored. A continued increase in costs for fire management, fence and lighting repair, and necessary tree pruning/removal costs will be required for the district to be maintained to the levels expected by the homeowners.

City staff discussed the maintenance priorities with residents in several neighborhood meetings held towards the end of 2025 and into early 2026. Staff has started to implement the priority projects and will continue to do so this year, drawing down on the reserve fund for the district. Assessment revenue, supplemented by reserve fund draws, will allow the City to continue to implement necessary facility upgrades and improve maintenance, resulting in decreased liability.

For 2025-26 costs/revenues, see Figure 3 – FY 2025-26 Actual Costs and Revenues.

Engineer’s Report and Proposed Assessments

Each year for which the assessments will be continued, the City Council must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the City Council may preliminarily approve the Engineer's Report and proposed assessments, and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the City Council.

This Engineer's Report ("Report") was prepared to establish the budget for the continued maintenance, improvements, and services ("Improvements") that would be funded by the proposed fiscal year 2026-27 assessments, determine the benefits received by property from the Improvements, and the method of assessment apportionment to lots and parcels within the Maintenance District. 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* ("Act") and Article XIIID of the California Constitution ("Article").

If the City Council approves this Engineer's Report and the continuation of the assessments by resolution, a notice of public hearing must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for July 21, 2026. At this hearing, the City Council would consider approval of a resolution confirming the continuation of the assessments for fiscal year 2026-27. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2026-27.

Legal Requirements

Proposition 218

The City of Pleasanton's five Landscape and Lighting Maintenance Districts were formed prior to the passage of Proposition 218, "The Right to Vote on Taxes Act," which was approved by the voters of California on November 6, 1996, and is now Article XIIIC and XIIID of the California Constitution. (Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.) Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as "grandfathered assessments" and held them to a lower standard than post Proposition 218 assessments.

The existing Assessment Districts will be re-assessed consistent with the procedures and requirements imposed by Proposition 218, which describe several important requirements, including property-owner balloting and approval for the imposition of new or increased assessments if greater than the formation level assessments. No vote is required this year because the proposed increase to the assessments is less than the maximum assessment amounts approved at formation of the LMD and no change to the assessment calculation is proposed.

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution because the Improvements to be funded are clearly defined, the Improvements are directly available to and directly benefit property in the Maintenance District, and the Improvements provide a direct advantage to property in the Maintenance District that would not be received in absence of the assessments.

Plans & Specifications

Introduction

The work and Improvements to be undertaken by the City of Pleasanton within the Lighting and Landscape Maintenance District No. 1994-1, Oak Tree Farm, and the costs thereof paid from the levy of the annual assessments, provide special benefit to Assessor Parcels within the Maintenance District as defined in the Method of Assessment herein.

The Landscaping and Lighting Act of 1972 (Streets & Highways Code § 22525 *et seq.*), (the "Act"), defines improvement, maintenance, servicing, and incidental expenses as follows:

"Improvement" means one or any combination of the following:

The installation or planting of landscaping.

The installation or construction of statuary, fountains, and other ornamental structures and facilities.

The installation or construction of public lighting facilities, including, but not limited to, traffic signals.

The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

The installation of park or recreational improvements, including, but not limited to, all of the following:

Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.

Lights, playground equipment, play courts, and public restrooms.

The maintenance or servicing, or both, of any of the foregoing, and of any improvement authorized by subdivision (i).

The acquisition of land for park, recreational, or open-space purposes.

The acquisition of any existing improvement otherwise authorized pursuant to this section.

The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

"Maintain" or "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.

The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Service" or "servicing" means the furnishing of:

Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

"Incidental expenses" include all of the following:

The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.

The costs of printing, advertising, and the giving of published, posted, and mailed notices.

Compensation payable to the county for collection of assessments.

Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.

Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.

Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

Costs associated with any elections held for the approval of a new or increased assessment.

The City of Pleasanton's work and Improvements ("Improvements") for the property within the Maintenance District that is owned or maintained by the City of Pleasanton, are consistent with these definitions. Plans and specifications for these Improvements are filed with the City of Pleasanton Landscape Architect and are incorporated herein by reference.

Oak Tree Farm Description of Improvements

The improvements which are the subject of this Report are briefly described as follows:

The maintenance and repair of designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, decorative lighting, open space drainage ditches, irrigation systems, trees in the open space and designated landscaped areas, and the furnishing of water and power for irrigation systems, together with all appurtenant and incidental expenses within Tract 6563, and 6748, and parcels B and C of Parcel Map 6359, City of Pleasanton.

Landscape plans and specifications for the improvements to this Lighting and Landscape Maintenance District are those prepared by Merrill & Associates, Landscape Architects/Planners, dated June 1993 (Lots 1 thru 24) and February 1996 (Lots 1 thru 15). These plans and specifications have been filed separately with the Clerk of the Legislative body and are incorporated in this report by reference.

Recommended Capital Improvements

Some of the Improvements in the Lighting and Landscape Maintenance District No. 1994-1, Oak Tree Farm, are overdue for much needed upgrades and repairs. However, the Maintenance District reserve fund balance is insufficient to do these tasks. For example, the irrigation system is broken and requires major and costly repairs, so the irrigation has been turned off, and the plants are not being watered at present time.

The City has prioritized the necessary repair projects with homeowners and has implemented phase 1 of the improvements, which included tree pruning and removal along Foothill Road, tree pruning around the street lights, and fence repair and painting along Foothill and Oak Tree Farm Drive. The next phase of improvements planned for this coming year includes converting the street and entry lights to LED and priority pruning on some of the larger trees on Foothill Road and Oak Tree Farm Drive.

The Maintenance District Reserve fund balance will be drawn down to accommodate the improvements. No irrigation improvements are planned or expected at this time based on conversations with the residents and assessments will have to increase in order to complete other necessary renovations and restore the reserve.

Estimate of Cost and Budget – Fiscal Year 2026-27

The budget, on the following page, shows the estimate of cost of the Improvements to be funded by the Maintenance District in Fiscal Year 2026-27.

Figure 1 – Estimate of Costs and Revenues for fiscal year 2026-27

City of Pleasanton Landscape Maintenance District No. 1994-1, Oak Tree Farm 2026-27 Estimate of Costs				
				Budget
Installation, Maintenance, and Servicing Costs				
Landscaping (maintenance)				
Basic maintenance				$7,789.56
Extra work[i]				
tree pruning and removal				$10,000.00
cleaning out v-ditches (3x per year)				
repair backflow preventers and meters				
Water				$700.00
Fuel transition Zones (Firebreak) 287,000 sq. ft.				
Weed abatement				$7,975.03
Total for Installation, Maintenance and Servicing				$26,464.59
Incidental and Administration Costs[ii]				
City of Pleasanton Assessment Administration				$1,800.00
County Fees for Collection of Assessment				430.33
Consultant fees for Engineer's Report				$2,500.00
Total Incidental and Administrative Costs				$4,730.33
Amount to/(from) Reserve Fund[iii]				
Reserve/Long-term Replacement Fund for scheduled long-term replacement of various district improvements				($4,833.36)
Total Costs				**$26,362**
Budget Allocation to Property				
	Number of Parcels/Units	Single Family Equivalent Units (SFE)[iv]	Assessment Rate	Total Assessment[v]
	42	42	$627.91	**$26,362**

Explanation of Annual Assessment Rate per Unit:
41 units @ $627.91 assessment per year (= $617.41 + 10.50 County Collection Fee)
1 unit @ $617.41 assessment per year (City parcel, savings of the $10.50 County Collection Fee)

Notes to Estimate of Costs

1. Incidental and administration costs 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. The district's capital repair and replacement anticipated year-end fund balance is approximately $29,100. The projected fiscal year 2026-27 expenditures exceed annual assessment revenues; the difference will be drawn from the existing fund balance. Reserve/replacement funds are held in an interest-bearing account until needed for repairs to the irrigation system, landscaping, or other District features.
3. 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.
4. 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 Lighting and Landscape Maintenance District 1994-1 reserve/replacement funds are held in an interest bearing account until needed for repairs to the irrigation system, landscaping or other District features.

Method of Assessment Apportionment

Method of Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of Improvements and landscaping for the Maintenance District and the methodology used to apportion the total assessment to the properties within the Maintenance District .

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the Maintenance 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 cost of the special benefits from the Improvements. Special benefit is calculated for each parcel in the Maintenance 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 per property type
4. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

The parcels within the Lighting and Landscape Maintenance District No. 1994-1, Oak Tree Farm, consist of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the Maintenance District, over and above general benefits conferred on real property or to the public at large. 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

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 XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

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

In this case, the 2008 Silicon Valley Taxpayers Association, Inc. vs Santa Clara County Open Space Authority ("SVTA") decision provides enhanced clarity to the definition of special benefits to properties from similar public 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.

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

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from installation, maintenance and servicing of landscaping, irrigation, sidewalks, signs, lights and other improvements to be provided with the assessment proceeds. These categories of special benefits are derived from the statutes passed by the California Legislature and studies which describe the types of special benefit received by property from maintenance and improvements such as those provided by the City of Pleasanton, Lighting and Landscaping Maintenance District No. 1994-1, Oak Tree Ranch. These types of special benefit are summarized as follows:

A. Improved access to landscaped areas and other permanent public improvements

B. Proximity to improved landscaped areas and other permanent public improvements

C. Improved views

D. Extension of a property's outdoor areas and landscaped areas for properties within close proximity to the Improvements.

E. Creation of individual lots for residential use that, in absence of the assessments, would not have been created

The above benefit factors, when applied to property in the Maintenance District, specifically increase the utility and usefulness of the property within the Maintenance District. For example, the assessments will provide funding to improve and maintain the public landscaping next to the parcels within the Maintenance District. Such improved and well-maintained landscaping enhances the overall quality, desirability, utility and safety of the properties.

General versus Special Benefit

Article XIIID, 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. Property may be assessed to fund improvements to the extent of the special benefits conferred by the Improvements; but general benefits are not assessable. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIIID 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 special benefit. General benefit may be described as "an indirect, derivative advantage" resulting from the improvements. One infers from Article XIIID that all benefit is either general or special.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit

There is no widely-accepted or statutory formula for quantifying the amount of any general benefit that is identified.

In this Report, the general benefit is first identified, generously estimated, and then budgeted so that it is funded, as required by Proposition 218, 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**

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." A special benefit is conferred to a property if the property "receives a direct advantage from the improvement (e.g., proximity to setback landscaping)." In the Maintenance District, as noted, properties have close and unique proximity, views of and access to the Improvements, and uniquely improved utility and desirability from the Improvements, and other properties and the public at large do not receive such benefits because they do not have proximity, access to or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and only minimal general benefit is conferred on property outside the Maintenance District or to the public at large.

This Engineer's Report includes a specific, quantified calculation of general benefits, as described below, that is based in part on the use by people outside of the Maintenance District. Moreover, the proportionality of the Assessments to the special benefits conferred on each parcel, based in large part on proximity, is established as well.

Calculating General Benefit and Special Benefit Paid From Other Funds

In this section, the total general benefit, which must be paid from other non-assessment funds, is conservatively estimated, quantified, described and separated, and then budgeted to absolutely ensure that it is funded by sources other than this assessment.

Benefit to Property Outside the Maintenance District = 9.6%

In summary, real property located within the boundaries of the Maintenance District distinctly and directly benefit from closer proximity, access and views of the Improvements funded by the Assessments, the creation of developable parcels, and from the extension of usable land area provided by the assessments. The Improvements are specifically designed to serve local properties in the Maintenance District, not other properties nor the public at large. The Maintenance District has been narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Maintenance District receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Maintenance District in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of specific proximate properties and make them more functional to use, safer and easier to access.

Properties within the proposed Maintenance District receive almost all of the special benefits from the Improvements, because properties in the Maintenance District enjoy unique and close proximity and access to the Improvements that are enjoyed less by other properties or the public at large. The landscaping Improvements are specifically designed to benefit the properties in the Maintenance District.

Furthermore, there are multiple, proximate open space, landscaped areas, and other improvements outside of the Maintenance District, funded by other sources, that provide most of the open space and landscaping benefits to nearby parcels that are outside of the Maintenance District.

In other words, the landscaping Improvements maintained by the proposed Assessments specially benefit the properties within the Maintenance District, but other nearby improvements primarily benefit other proximate properties.

Nonetheless, there are certain properties that are outside the boundaries of the Maintenance District that may benefit from the landscape improvements. A total of no more than 8 proximate parcels have been identified that receive some special benefit from the improvements including improved views, proximity and/or access, but do not receive extension of outdoor areas nor the special benefit of parcel creation. Since these adjacent properties only receive a 3 of the 5 major special benefits, a 60% factor is applied.

Total General Benefit to Properties Outside of the District = 9.6%:

Assumptions:

8 parcels outside and adjacent to the District

42 parcels in the Maintenance District

Calculation

General Benefit to Property outside the Improvement District =

(8 / (8 + 42)) * 60% = 9.6 **%**

Although it can reasonably be argued that Improvements inside, but near the Maintenance District boundaries are offset by similar landscape improvements provided outside, we use the more generous approach of finding that 9.6% of the Improvements may be of benefit to property outside of the Maintenance District.

Benefit to Property Inside the District that is Indirect and Derivative = 0%

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

Nevertheless, the SVTA decision indicates that there may be general benefit "conferred on real property located in the district." A measure of the general benefits to property within the Maintenance District is the percentage of land area within the Maintenance District that is publicly owned, open to the public, and used for regional purposes such as major roads, rail lines, hospitals, and other regional facilities because such properties, while physically within the Maintenance District, are used for regional purposes and could provide indirect benefits to the public at large. In this case, essentially 0% of the land area is used for such regional purposes.

Benefit To The Public At Large = 10%

The general benefit to the public at large can be estimated by the proportionate amount of time that the Maintenance District's public landscaped areas and facilities are used and enjoyed by individuals who are not residents, employees, customers or property owners in the Assessment Area. Based on surveys and research conducted by SCI, 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.

Total General Benefits To Be Financially Contributed From Other Funds is 19.6%

Using a sum of these three measures of general benefit, we find that approximately 19.6% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the Assessments.

General Benefit Calculation

	9.6%	(Outside the Maintenance District)
+	0.0%	(Inside the Maintenance District – indirect and derivative)
+	10.0%	(Public at Large)
=	19.6%	(Total General Benefit)

Source of Financial Contributions from Other Funds to Satisfy the 19.6% Requirement

The general benefit contribution is paid in part from other "in-kind," non-monetary contributions from the City in the form of infrastructure critical to the continued maintenance of the Maintenance District Improvements, as described below. Also, general benefit contributions come from the "annuity" value of the improvements that were constructed by the developer.

The City of Pleasanton owns, maintains, rehabilitates and replaces the curb and gutter along the border of the Maintenance District. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance 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 Maintenance District. This system serves to prevent flooding and associated damage to the Improvements, and manage urban runoff including local pollutants loading from the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local storm drainage system is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local storm drainage system, the budget would increase by at least 10%.

The City of Pleasanton owns and maintains local public streets throughout the Maintenance District. These public streets provide access to the Improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local public streets is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local public streets, the budget would increase by at least 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" can be used to offset general benefit costs, and is conservatively estimated to contribute 20%. In other words, if the Maintenance District were required to construct all the Improvements, the annual budget would increase by at least 20%.

In other words, there is a 19.6% contribution needed to offset the general benefits conferred by the Improvements, and there is a 50% contribution from City of Pleasanton supporting local infrastructure, along with the amortized value of initial construction. This 50% contribution more than satisfies the general benefit requirements.

The estimates used above for the City of Pleasanton's "in-kind," non-monetary contributions for the maintenance, rehabilitation and replacement of the curbs and gutters, storm drainage systems, local streets (the "supportive infrastructure"), and the value of the initial Improvements constructed by the Developer, are based on industry standards; typical and standard quantity ratios between this supportive infrastructure (including the City's relative associated maintenance costs) and similar Improvements; and on the assessment Engineer's professional experience on planning and working in such projects.

Source of Contributions from Other Funds to Satisfy 19.6% Requirement

City non-monetary contributions:

	10.0%	(Curb and gutter)
+	10.0%	(Storm drainage system)
+	10.0%	(Public roads)
+	20.0%	(Amortized value of initial construction)
=	50.0%	(Total General Benefit paid from other funds)

Zones of Benefit

The boundaries of the Assessment Area are carefully drawn to only include the properties that are proximate to the Improvements and that would materially benefit from the Improvements.

In *SVTA*, the court noted that even a local agency-wide assessment district is appropriate under the right conditions:

"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 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)."

The court therefore acknowledged the appropriateness of a District-wide assessment so long as each parcel receives a direct advantage from the assessment-funded improvement or service. As demonstrated in this Report, each parcel in the Maintenance District receives a direct advantage and special benefit from the Improvements.

In the Maintenance District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. Therefore, the even spread of assessment throughout the narrowly drawn district is indeed consistent with the *SVTA* decision. The benefits from the Improvements within the Maintenance District do not vary further based on proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity.

Consequently, since all parcels in the Maintenance District have good access and proximity to the Improvements and the benefits to relatively closer proximity are offset by other factors, additional proximity is not considered to be a factor in determining benefit within the Maintenance District. Therefore, zones of benefit are not justified or needed within the Maintenance District

Method of Assessment

As previously discussed, the Assessments provide comprehensive Improvements that clearly confers direct and special benefits to properties in the Maintenance District.

The allocation of special benefits to property is primarily based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the Maintenance District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

A critical step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single-Family Equivalent (SFE) units. This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated an SFE value, which is each property's relative benefit in relation to a single-family home on one parcel. In this case, the "benchmark" property is the single-family detached dwelling which is one Single Family Equivalent unit or one SFE.

Finally, the special benefits to be derived from the Assessments will be conferred on property and are not based on a specific property owner's use of the Improvements, a specific property owner's occupancy of property, or the property owner's demographic status such as age or number of dependents. The benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could occupy a property, not how the property is currently used by the present owner. Therefore, the number of people who could, or potentially, live on, work at or otherwise occupy a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type of property, the relative size of the property, property location, its relative population and its proximity to the landscaping and open space facilities. This method is further described below.

Residential Properties

Oak Tree Farm development is a residential single family development project consisting of a total of 42 parcels, 41 single family home parcels, and a City owned parcel used as a sewer lift station. As such, each residential property receives similar benefit from the proposed Improvements.

Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit or single-family residence basis. All improved properties, or properties proposed for development, are assigned one Single-Family Equivalent unit or 1 SFE factor equal to the number of dwelling units developed or planned for the property.

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.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers or guests, who would have access to or use the Improvements. These miscellaneous parcels therefore receive no benefit from the Improvements and are assessed an SFE benefit factor of 0 SFEs.

Appeals of Assessments Levied to Property

Any property owner who feels that the assessment levied on their property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal with the City of Pleasanton City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current Fiscal Year and applicable law. Upon the filing of any such appeal, the City of Pleasanton City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City of Pleasanton City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction.

Assessment Funds Must Be Expended Within the Maintenance District Area

The net available Assessment funds, after incidental, administrative, financing and other costs, shall be expended exclusively for Improvements within the boundaries of the Maintenance District and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

Assessment

WHEREAS, the City of Pleasanton City Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Maintenance District, and an assessment of the estimated costs of the Improvements upon all assessable parcels within the Maintenance District;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under the Act, Article XIIID of the California Constitution, 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 Improvements, and the costs and expenses incidental thereto to be paid by the Maintenance District.

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

Figure 2 – Summary Cost Estimate – Oak Tree Farm LLMD No. 1994-1

Budget Item	Budgeted Cost
Installation, Maintenance, and Servicing Costs	$26,464.59
Incidental and Administration Costs	$4,730.33
Amount to/(from) Reserve Fund	($4,833.36)
Total Budget	$26,361.56

As required by the Act, an Assessment Diagram showing the exterior boundaries of the Maintenance District is hereto attached and incorporated herein by reference. The distinctive number of each parcel or lot of land in the Maintenance District is its Assessor Parcel Number appearing on the Assessment Roll.

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 Maintenance District, in accordance with the special benefits to be received by each parcel or lot, from the Improvements, and more particularly set forth in the Estimate of Cost and Method of Assessment in the Report.

The Assessment is made upon the parcels or lots of land within the Maintenance District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

The Maintenance District's assessment rate for fiscal year 2026-27 remains the same as the previous fiscal year $617.41 per single family equivalent (SFE) benefit unit (base rate), plus the County collection fee of $10.50, for a total of $627.91 per assessable private parcel.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as will be shown on the Assessor's Maps of Alameda County for the 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 will place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the Fiscal Year 2026-27 for each parcel or lot of land within the Maintenance District.

Dated: May 15, 2026

Engineer of Work



By _____

John W. Bliss, License No. C052091

Certificates Page

LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT 1994-1, OAK TREE RANCH
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed Engineer's Report and does hereby certify that this Engineer's Report and the Assessment have been prepared by me as directed by the City Council.

JOHN W. BLISS, Engineer of Work, License No.C052091

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____day of_____, 2026.

JOCELYN KWONG, City Clerk

City of Pleasanton, Alameda County, California
By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Pleasanton, Alameda County, California, on the _____day of_____, 2026.

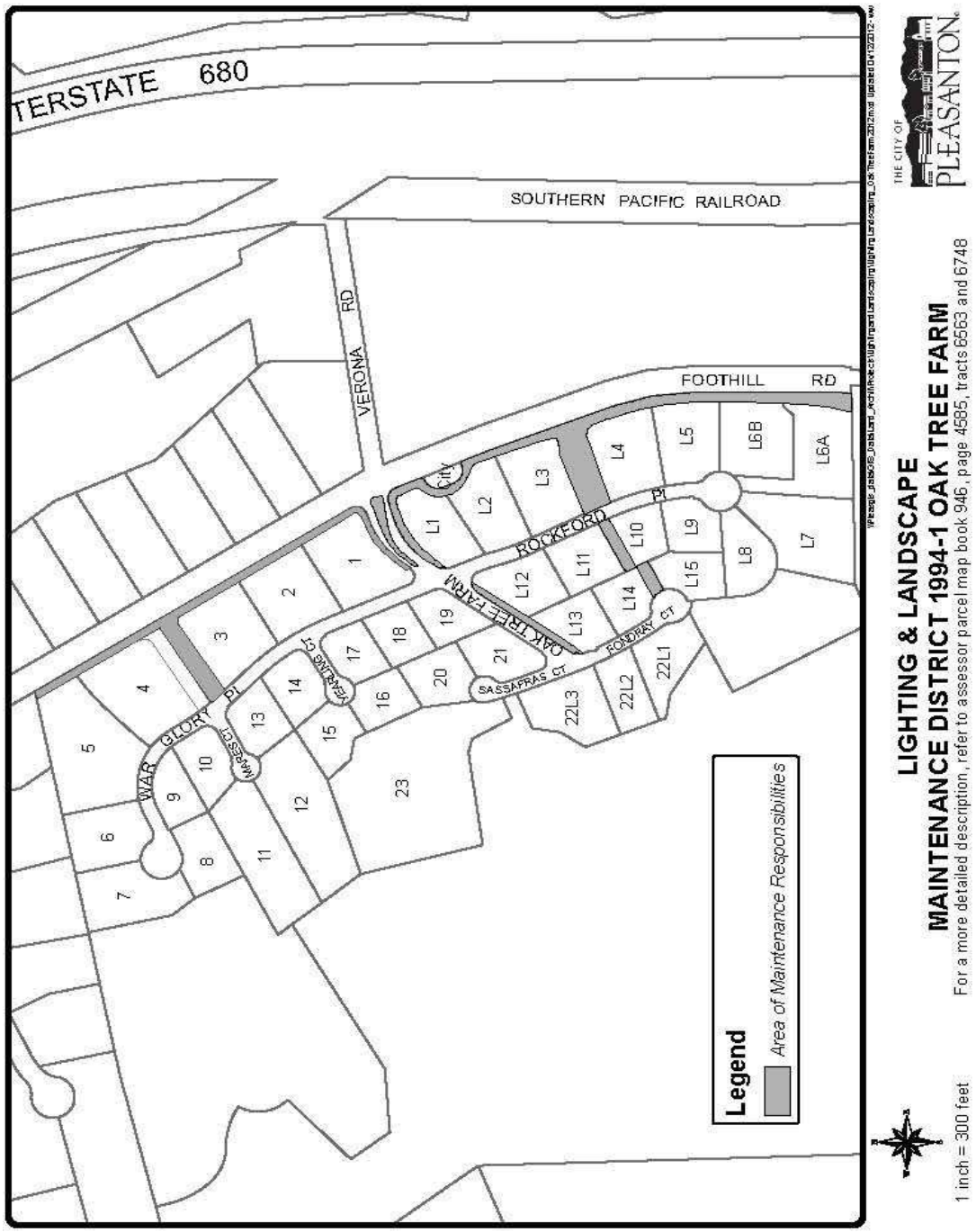
JOCELYN KWONG, City Clerk
City of Pleasanton, Alameda County, California
By:_____

I HEREBY CERTIFY that a certified copy of the enclosed Engineer's Report, including Assessment Roll and Assessment Diagram was filed with the County Auditor of the County of Alameda, on the _____day of_____, 2026.

JOCELYN KWONG, City Clerk
City of Pleasanton, Alameda County, California
By:_____

Assessment Diagram

The Maintenance District includes all properties within the Oak Tree Farm subdivision, as displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Maintenance District are those lines and dimensions as shown on the maps of the Assessor of Alameda County for Fiscal Year 2026-27, and are incorporated herein by reference, and made a part of this Diagram and this Report.


TERSTATE 680
SOUTHERN PACIFIC RAILROAD
VERONA RD
FOOTHILL RD
ROCKFORD PL
OAK TREE FARM
FORDRAY CT
SASSAFRAS CT
GLORY PL
WAR
MARIGOLD
L1
L2
L3
L4
L5
L6B
L6A
L7
L8
L9
L10
L11
L12
L13
L14
L15
22L1
22L2
22L3
Legend
Area of Maintenance Responsibilities
LIGHTING & LANDSCAPE
MAINTENANCE DISTRICT 1994-1 OAK TREE FARM
For a more detailed description, refer to assessor parcel map book 946, page 4585, tracts 6563 and 6748
1 inch = 300 feet
THE CITY OF PLEASANTON

Assessment Roll FY 2026-27 –Oak Tree Ranch LMD No 1994-1

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
Phase I				
1	946-4585-001	617.41	10.50	627.91
2	946-4585-002	617.41	10.50	627.91
3	946-4585-003	617.41	10.50	627.91
4	946-4585-004	617.41	10.50	627.91
5	946-4585-005	617.41	10.50	627.91
6	946-4585-006	617.41	10.50	627.91
7	946-4585-007	617.41	10.50	627.91
8	946-4585-008	617.41	10.50	627.91
9	946-4585-009	617.41	10.50	627.91
10	946-4585-010	617.41	10.50	627.91
11	946-4585-046	617.41	10.50	627.91
12	946-4585-047	617.41	10.50	627.91
13	946-4585-013	617.41	10.50	627.91
14	946-4585-014	617.41	10.50	627.91
15	946-4585-015-01	617.41	10.50	627.91
16	946-4585-016	617.41	10.50	627.91
17	946-4585-017	617.41	10.50	627.91
18	946-4585-018	617.41	10.50	627.91
19	946-4585-019	617.41	10.50	627.91
20	946-4585-020	617.41	10.50	627.91
21	946-4585-021	617.41	10.50	627.91
22L1	946-4585-050	617.41	10.50	627.91
22L2	946-4585-051	617.41	10.50	627.91
22L3	946-4585-052	617.41	10.50	627.91
23	946-4585-023-05	617.41	10.50	627.91
Phase II				
L1	946-4585-029	617.41	10.50	627.91
L2	946-4585-030	617.41	10.50	627.91
L3	946-4585-031	617.41	10.50	627.91

L4	946-4585-032	617.41	10.50	627.91
L5	946-4585-033	617.41	10.50	627.91
L6A	946-4585-048	617.41	10.50	627.91
L6B	946-4585-049	617.41	10.50	627.91
L7	946-4585-035	617.41	10.50	627.91
L8	946-4585-043	617.41	10.50	627.91
L9	946-4585-036	617.41	10.50	627.91
L10	946-4585-037	617.41	10.50	627.91
L11	946-4585-038	617.41	10.50	627.91
L12	946-4585-039	617.41	10.50	627.91
L13	946-4585-040	617.41	10.50	627.91
L14	946-4585-041	617.41	10.50	627.91
L15	946-4585-042	617.41	10.50	627.91
City	946-4585-044	617.41	n/a	617.41
42	**TOTAL ASSESSMENTS:**	**$25,931.22**	**$430.33**	**$26,361.55**

Figure 3 - FY 2025-26 Actual Costs and Revenues

138 Oak Tree Farm

Item	Budget	Expenditures*	Anticipated Remaining Expenditures	Anticipated Year-end Balance
Installation and Maintenance				
Basic Maintenance	$7,560.00	$6,300.00	$1,260.00	$0.00
Extra Work**	$25,000.00	$11,600.00	$34,363.00	($20,963.00)
Weed Abatement/Fuel Management	$7,740.00	$0.00	$7,740.00	$0.00
Water**	$400.00	$481.23	$71.20	($152.43)
Subtotal	**$40,700.00**	**$18,381.23**	**$43,434.20**	**($21,115.43)**
Incidental and Administrative				
City of Pleasanton Assessment Administration	$1,800.00	$0.00	$1,800.00	$0.00
County Fees for Collection of Assessment	$437.65	$437.65	$0.00	$0.00
Proposition 218-compliance process	$9,000.00	$0.00	$2,500.00	$6,500.00
Subtotal	**$11,237.65**	**$437.65**	**$4,300.00**	**$6,500.00**
Annual Assessment	$26,361.72			
Reserve				
Starting Fund Balance (7/1/2025)	$69,343.71			
Budgeted Year-End Fund Balance	$43,767.78			
Anticipated Year-End Fund Balance	$29,152.35			

* Expenditures from July 1, 2025 to May 7, 2026

** Extra work typically includes tree removal, fence repair and painting, light repairs, and tree pruning

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE INTENTION TO ORDER IMPROVEMENTS FOR THE LIGHTING & LANDSCAPE MAINTENANCE DISTRICT NO. 1995-1 MOLLER RANCH FOR FISCAL YEAR 2026/27; DECLARING THE INTENTION TO CONTINNUE THE LEVY AND COLLECTION OF ASSESSMENTS; AND SETTING THE DATE FOR THE PUBLIC HEARING

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the City Council of the City of Pleasanton has described proposed improvements to be included for the determination of annual assessments levied for Lighting and Landscape Maintenance District No. 1995-1 Moller Ranch, created under the Lighting & Landscape Act of 1972, and ordered the preparation of an Engineer's Report to determine the annual levy of assessments for such District; and

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the Engineer has filed with the City Clerk a Preliminary Engineer's Report for the Lighting & Landscape Maintenance District No. 1995-1 Moller Ranch for Fiscal Year 2026/27.

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

SECTION 1. SCI Consulting Group is designated by this Council as the Engineer of Work for Lighting & Landscape Maintenance District No. 1995-1, Moller Ranch, during fiscal year 2026/27. The area of land to be assessed is located in the City of Pleasanton, Alameda County.

SECTION 2. The City Council intends to continue to levy and collect assessments within Lighting & Landscape Maintenance District No. 1995-1 Moller Ranch, during fiscal year 2026/27.

SECTION 3. The improvements to be made in this assessment district are generally described as follows:

The maintenance and repair of designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, open space drainage ditches, irrigation systems, trees in the open space and designated landscaped areas, and the furnishing of water and power for irrigation systems, together with all appurtenant and incidental expenses within Tract 6617, City of Pleasanton.

SECTION 4. In accordance with this resolution directing the filing of an annual report, SCI Consulting Group, Engineer of Work, has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessments upon assessable lots and parcels of land within the assessment district.

SECTION 5. On Tuesday, the 21st day of July 2026, at the hour of 7:00 pm, the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The Council meeting will be held in accordance with Government Code Section 54954(e). To improve access to public information, residents may access meetings remotely through the City's website.

SECTION 6. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

SECTION 7. City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 2nd day of June, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

EXHIBIT A

Fiscal Year 2026-27

City of Pleasanton

Lighting and Landscape Maintenance District No. 1995-1, Moller Ranch

June 2026

Pursuant to the Landscaping and Lighting Act of 1972,
Government Code and Article XIIID 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 and City Council

Mayor and City Council

Jack Balch , Mayor

Matt Gaidos, District 4, Vice Mayor

Jeff Nibert, District 1, Member

Craig Eicher, District 2, Member

Julie Testa, District 3, Member

City Manager

Gerry Beaudin

City Engineer

Michael Stella

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Introduction

Overview

The Moller Ranch Landscape Maintenance District, 1995-1, was created in 1995 as a means to fund the maintenance of the designated landscaped and open space areas, and common area features for the 101 parcel Moller Ranch subdivision. The district was formed prior to the passage of Proposition 218, the "Right to Vote on Taxes Act" which requires property owner approval to impose or increase assessments.

When the district was formed, an inflation escalator was built into the assessment with a maximum assessment at the time of $1,000 per parcel annually. However, the inflation escalator has not been applied and, until last year, assessments remained the same since they were lowered in FY 1999-2000 to $560.53. Last year, staff determined that an assessment of up to $1,000 with an inflation escalator was approved at the time that the district was formed and the assessments were restored back to the original assessment of $687.12. This year the assessments will be adjusted per the inflation escalator.

The reduced assessment implemented in 1999 has led to a severe decline in the level of maintenance, a lack of sufficient funding for capital improvement projects, and forced the city to shut down a portion of the irrigation system. The lack of irrigation has led to an even further decline of the landscape. The district requires significant capital improvements to bring the landscape maintenance to a similar level as approved at the time of formation, including an upgrade of the irrigation system, and the non-functional turf will require removal per AB 1572 by 2029. Staff intends to draw down the reserve fund this year to implement repair projects and also meet with the HOA Board to develop a list of priorities so that next year's budget and assessment reflects the input of the residents.

Overview

The City of Pleasanton ("City") is located in Alameda County, and covers an area of 24.3 square miles, with over 24,500 assessor parcels, and approximately 80,000 residents. The City currently has five Landscape and Lighting Maintenance Districts ("Districts") that provide services to a combined total of 680 parcels:

- 1984-1 Ponderosa (Del Prado) – 344 parcels
- 1993-1 Windsor – 90 parcels
- 1993-2 Bonde Ranch – 103 parcels
- 1994-1 Oak Tree Farm – 42 parcels
- 1995-1 Moller Ranch – 101 parcels

The five District's benefit assessments were established prior to the approval of Proposition 218 in 1996. The purpose of these Districts is to provide funding for the installation, maintenance and servicing of local landscaping and lighting improvements ("Improvements") within each District's service area.

Lighting & Landscape Maintenance District No. 1995-1, Moller Ranch

Assessment Background

The Moller Ranch Lighting and Landscape Maintenance District No. 1995-1 ("District 1995-1" or "Maintenance District") was formed in 1995 as a Condition of Approval for the Moller Ranch development, to fund certain landscape improvements within the Moller Ranch subdivision.

The development included a planned unit development with 99 residential dwelling parcels: 62 townhomes, 23 single family production lots, and 14 single family custom lots on approximately 35 acres of a 198 acre site located generally to the west/northwest of the Foothill Road/Muirwood Drive intersection. As part of a subsequent ordinance, the approval of the townhomes was modified to approve single family homes. The subdivision also contains a City owned parcel that has a water tank, and a small parking lot parcel owned by the Moller Ranch Owner's Association and managed by the City. The total number of parcels served by District 1995-1 at present time is 101 parcels.

The Moller Ranch Lighting and Landscape Maintenance District No. 1995-1 purpose is to fund the maintenance of the existing Moller Ranch subdivision designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, open space drainage ditches, irrigation systems, trees in the open space and designated landscaped areas, groundcover and irrigation systems.

District 1995-1 is funded by the benefit assessment approved in 1995 ("Assessment"), and it does not receive any direct revenues from property taxes or any other funding sources.

Over the years, operational costs and utility costs have increased, however the assessment revenues have remained the same. The fiscal year 2026-27 total assessment revenue will not be sufficient to fund the maintenance of all common areas, including water costs, county assessment fees, city administration fees, replacement of plantings, irrigation systems, fencing, and other district improvements. The Engineer's Report projects that the City will need to reduce landscape maintenance and water use so that landscape maintenance and necessary capital improvement costs remain below assessments.

An increase in the annual assessment will be necessary in order to meet the maintenance standards of the District into the future. If additional funding from a new or increased assessment is not implemented, the City will be forced to continue to reduce maintenance and postpone facilities upgrades, resulting in a continuing deterioration of the grounds and facilities.

Based on research of the historical documents and in consultation with their consultant, SCI Consulting Group, and an attorney that specializes in assessment law, JarvisFay, the fiscal year 2025-26 assessments for District 1995-1 were restored to the amount approved by the formation documents for the Moller Ranch LMD, as recorded with Resolution 95-102, an amount of up to $1,000 with an inflation escalator based on the Consumer Price Index for the year.

Under Proposition 218, a property owner vote is only required when these assessments are increased, and an assessment is not increased if it is set at an amount that is no more than the maximum amount initially authorized when the assessment district was created. (Cal. Const. Art. XIII D, § 5(b); Gov. Code § 53750(h)(2)(B).) As a first step toward a more sustainable assessment level, assessments were restored last year, as approved by Resolution 95-102 and implemented with Resolution 97-84 (the first assessment following the implementation of Proposition 218), to $675.63 per parcel per year. The formation documents also authorize an annual escalator based on the Consumer Price Index up to the $1,000 maximum; however, in light of the recent decision in *Thacker v. City of Fairfield*, which has called into question the validity of applying formation-era inflation escalators, the City has elected not to apply the CPI escalator. The assessment rate therefore remains at $675.63 per parcel. With a total of 101 parcels in the District (including two public parcels), fiscal year 2026-27 total assessment revenue will be $68,238.63.

Over the years, operational costs and utility costs have increased significantly. The fiscal year 2026-27 assessment revenues are supplemented by a draw from the District's reserve fund balance to cover the full cost of maintaining all common areas, including water costs, county assessment fees, city administration fees, replacement of plantings, irrigation systems, fencing, and other district improvements. The fiscal year 2026-27 budget reflects the assessment rate held flat at the prior-year level, with operating costs in excess of assessment revenue funded from the existing reserve fund balance.

An increase in the annual assessment will be necessary in order to meet the maintenance standards of the District into the future. If additional funding from a new or increased assessment is not implemented, the City will be forced to continue to reduce maintenance and postpone facilities upgrades, resulting in a continuing deterioration of the grounds and facilities.

City staff discussed the maintenance priorities with residents in several neighborhood meetings held towards the end of 2025 and into early 2026. Staff has started to implement the priority projects and will continue to do so this year, drawing down on the reserve fund for the district. Assessment revenue, supplemented by reserve fund draws, will allow the City to continue to implement necessary facility upgrades and improve maintenance, resulting in decreased liability.

Engineer's Report and Continuation of Assessments

Each year for which the assessments will be continued, the City Council must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the City Council may preliminarily approve the Engineer's Report and proposed assessments, and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the City Council.

This Engineer's Report ("Report") was prepared to establish the budget for the continued maintenance, improvements, and services ("Improvements") that would be funded by the proposed fiscal year 2026-27 assessments, determine the benefits received by property from the Improvements, and the method of assessment apportionment to lots and parcels within the Maintenance District. 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* ("Act") and Article XIIID of the California Constitution ("Article").

If the City Council approves this Engineer's Report and the continuation of the assessments by resolution, a notice of public hearing must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for July 21, 2026. At this hearing, the City Council would consider approval of a resolution confirming the continuation of the assessments for fiscal year 2026-27. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2026-27.

Legal Requirements

Proposition 218

The City of Pleasanton's five Landscape and Lighting Maintenance Districts were formed prior to the passage of Proposition 218, "The Right to Vote on Taxes Act," which was approved by the voters of California on November 6, 1996, and is now Article XIIIC and XIIID of the California Constitution. (Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.) Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as "grandfathered assessments" and held them to a lower standard than post Proposition 218 assessments.

The existing Assessment Districts will be re-assessed consistent with the procedures and requirements imposed by Proposition 218, which describes several important requirements, including property-owner balloting and approval for the imposition of new or increased assessments.

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution because the Improvements to be funded are clearly defined, the Improvements are directly available to and directly benefit property in the Maintenance District, and the Improvements provide a direct advantage to property in the Maintenance District that would not be received in absence of the assessments.

Plans & Specifications

Introduction

The work and Improvements to be undertaken by the City of Pleasanton within the Lighting and Landscape Maintenance District No. 1995-1, Moller Ranch, and the costs thereof paid from the levy of the annual assessments, provide special benefit to Assessor Parcels within the Maintenance District as defined in the Method of Assessment herein.

The Landscaping and Lighting Act of 1972 (Streets & Highways Code § 22525 *et seq.*), (the "Act"), defines improvement, maintenance, servicing, and incidental expenses as follows:

"Improvement" means one or any combination of the following:

The installation or planting of landscaping.

The installation or construction of statuary, fountains, and other ornamental structures and facilities.

The installation or construction of public lighting facilities, including, but not limited to, traffic signals.

The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

The installation of park or recreational improvements, including, but not limited to, all of the following:

Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.

Lights, playground equipment, play courts, and public restrooms.

The maintenance or servicing, or both, of any of the foregoing, and of any improvement authorized by subdivision (i).

The acquisition of land for park, recreational, or open-space purposes.

The acquisition of any existing improvement otherwise authorized pursuant to this section.

The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

"Maintain" or "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.

The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Service" or "servicing" means the furnishing of:

Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

"Incidental expenses" include all of the following:

The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.

The costs of printing, advertising, and the giving of published, posted, and mailed notices.

Compensation payable to the county for collection of assessments.

Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.

Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.

Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

Costs associated with any elections held for the approval of a new or increased assessment.

The City of Pleasanton's work and Improvements ("Improvements") for the property within the Maintenance District that is owned or maintained by the City of Pleasanton, are consistent with these definitions. Plans and specifications for these Improvements are filed with the City of Pleasanton Landscape Architect and are incorporated herein by reference.

Moller Ranch Description of Improvements

The improvements which are the subject of this Report are briefly described as follows:

The maintenance and repair of designated landscaped areas, open space slopes, fuel transition zones (fire breaks), entry features, open space drainage ditches, irrigation systems, trees in the open space and designated landscaped areas, and the furnishing of water and power for irrigation systems, together with all appurtenant and incidental expenses within Tract 6618, City of Pleasanton.

Landscape plans and specifications for the improvements to this Lighting and Landscape Maintenance District are those prepared by Greiner, Inc., dated December 1994. These plans and specifications have been filed separately with the Clerk of the Legislative body, and are incorporated in this report by reference.

Recommended Capital Improvements

Some of the Improvements such as complete irrigation, plant replacement, lighting repair and fencing replacement in the Landscape Maintenance District No. 1995-1, Moller Ranch, are overdue, however the reserve fund balance is insufficient to complete these improvements.

Portions of the irrigation system have been turned off due to numerous breaks and the irrigation system needs to be replaced. The sections turned off are to existing established plants that can tolerate minimal water, but a lack of water

can have long term impacts to the health of the plants, increasing maintenance costs and liability in the future.

The City drafted a schedule of recommended capital improvement projects that need to be addressed, such as the replacement of the irrigation system, entry lighting improvements, and the lawn conversion, and their respective estimated cost, as well as a planned replacement/renovation schedule. To fund the necessary capital improvements and maintain the District to a similar level to when the District was created staff estimates that the annual assessments would need to be increased to $900-1,000 depending on maintenance level with over $1 million worth of improvements necessary, including the turf conversion mandate, in the next decade if the city was to restore the landscape to be more in line with the approved development. The City has begun discussions with the HOA and to develop the level of maintenance and recommended capital improvements in 2026-27 to create a comprehensive maintenance and improvement plan and associated costs, and expects to prioritize the improvements this coming year.

Estimate of Cost and Budget – Fiscal Year 2026-27

The budget, on the following page, shows the estimate of cost of the Improvements to be funded by the Maintenance District in Fiscal Year 2026-27.

Figure1 – Estimate of Costs and Revenues for fiscal year 2026-27

City of Pleasanton Landscape Maintenance District No. 1995-1, Moller Ranch 2026-27 Estimate of Costs	
	Budget
Installation, Maintenance, and Servicing Costs	
Landscaping (maintenance)	
Basic maintenance	$24,748.80
Extra work[i]	
tree pruning and removal	$10,000.00
lawn conversion	$50,000.00
irrigation repairs	$5,000.00
Water	$18,000.00
Power	$3,300.00
Fuel transition Zones (Firebreak) 287,000 sq. ft	
Weed abatement	$6,393.44
Total for Installation, Maintenance and Servicing	$117,442.24
Incidental and Administration Costs[ii]	
City of Pleasanton Assessment Administration	$2,800.00
County Fees for Collection of Assessment	$1,137.09
Consultant fees for Engineer's Report	$2,500.00
Total Incidental and Administrative Costs	$6,437.09
Amount to/(from) Reserve Fund[iii]	
Reserve/Long-term Replacement Fund for scheduled long-term replacement of various district improvements	($54,503.61)
Total Costs	**$69,375.72**

Budget Allocation to Property

Number of Parcels/Units	Single Family Equivalent Units (SFE)[iv]	Assessment Rate	Total Assessment[v]
101	101	$687.12	**$69,375.72**

Explanation of Annual Assessment Rate per Unit:
99 units @ $687.12 assessment per year (= $675.63 + $11.49 County Collection Fee)
2 units @ $675.63 assessment per year (City parcels, savings of the $11.49 * 2 County Collection Fee)

Notes to Estimate of Costs

i. Incidental and administration costs 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.

ii. The district's capital repair and replacement anticipated year-end fund balance is approximately $268,100. The reserve fund has been drawn down in prior fiscal years due to necessary expenditures including irrigation system repairs and clearance pruning for vehicles and pedestrians. The projected 2026-27 expenses, if current maintenance levels and water use were maintained, are higher than the projected annual revenues. Therefore, the City will need to reduce maintenance and greatly reduce water use to begin to return the account to a balanced budget. Reserve/replacement funds are held in an interest bearing account until needed for repairs to the irrigation system, landscaping or other District features.

iii. 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.

iv. 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 Lighting and Landscape Maintenance District 1995-1, Moller Ranch reserve/replacement funds are held in an interest bearing account until needed for repairs to the masonry walls, entry signage, irrigation systems, landscaping or other District features.

Method of Assessment Apportionment

Method of Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of Improvements and landscaping for the Maintenance District and the methodology used to apportion the total assessment to the properties within the Maintenance District .

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the Maintenance 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 cost of the special benefits from the Improvements. Special benefit is calculated for each parcel in the Maintenance 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 per property type
4. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

The parcels within the Lighting and Landscape Maintenance District No. 1995-1, Moller Ranch, consist of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the Maintenance District, over and above general benefits conferred on real property or to the public at large. 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

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 XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

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

In this case, the 2008 Silicon Valley Taxpayers Association, Inc. vs Santa Clara County Open Space Authority ("SVTA") decision provides enhanced clarity to the definition of special benefits to properties from similar public 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.

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

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from installation, maintenance and servicing of landscaping, irrigation, sidewalks, signs, lights and other improvements to be provided with the assessment proceeds. These categories of special benefits are derived from the statutes passed by the California Legislature and studies which describe the types of special benefit received by property from maintenance and improvements such as those provided by the City of Pleasanton, Lighting and Landscaping Maintenance District No. 1995-1, Moller Ranch. These types of special benefit are summarized as follows:

A. Improved access to landscaped areas and other permanent public improvements

B. Proximity to improved landscaped areas and other permanent public improvements

C. Improved views

D. Extension of a property's outdoor areas and landscaped areas for properties within close proximity to the Improvements.

E. Creation of individual lots for residential use that, in absence of the assessments, would not have been created

The above benefit factors, when applied to property in the Maintenance District, specifically increase the utility and usefulness of the property within the Maintenance District. For example, the assessments will provide funding to improve and maintain the public landscaping next to the parcels within the Maintenance District. Such improved and well-maintained landscaping enhances the overall quality, desirability, utility and safety of the properties.

General versus Special Benefit

Article XIIID, 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. Property may be assessed to fund improvements to the extent of the special benefits conferred by the Improvements; but general benefits are not assessable. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIIID 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 special benefit. General benefit may be described as "an indirect, derivative advantage" resulting from the improvements. One infers from Article XIIID that all benefit is either general or special.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit

There is no widely-accepted or statutory formula for quantifying the amount of any general benefit that is identified.

In this Report, the general benefit is first identified, generously estimated, and then budgeted so that it is funded, as required by Proposition 218, 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**

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." A special benefit is conferred to a property if the property "receives a direct advantage from the improvement (e.g., proximity to setback landscaping)." In the Maintenance District, as noted, properties have close and unique proximity, views of and access to the Improvements, and uniquely improved utility and desirability from the Improvements, and other properties and the public at large do not receive such benefits because they do not have proximity, access to or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and only minimal general benefit is conferred on property outside the Maintenance District or to the public at large.

This Engineer's Report includes a specific, quantified calculation of general benefits, as described below, that is based in part on the use by people outside of the Maintenance District. Moreover, the proportionality of the Assessments to the special benefits conferred on each parcel, based in large part on proximity, is established as well.

Calculating General Benefit and Special Benefit Paid From Other Funds

In this section, the total general benefit, which must be paid from other non-assessment funds, is conservatively estimated, quantified, described and separated, and then budgeted to absolutely ensure that it is funded by sources other than this assessment.

Benefit to Property Outside the Maintenance District = 5.4%

In summary, real property located within the boundaries of the Maintenance District distinctly and directly benefit from closer proximity, access and views of the Improvements funded by the Assessments, the creation of developable parcels, and from the extension of usable land area provided by the assessments. The Improvements are specifically designed to serve local properties in the Maintenance District, not other properties nor the public at large. The Maintenance District has been narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Maintenance District receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Maintenance District in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of specific proximate properties and make them more functional to use, safer and easier to access.

Properties within the proposed Maintenance District receive almost all of the special benefits from the Improvements, because properties in the Maintenance District enjoy unique and close proximity and access to the Improvements that are enjoyed less by other properties or the public at large. The landscaping Improvements are specifically designed to benefit the properties in the Maintenance District.

Furthermore, there are multiple, proximate open space, landscaped areas, and other improvements outside of the Maintenance District, funded by other sources, that provide most of the open space and landscaping benefits to nearby parcels that are outside of the Maintenance District.

In other words, the landscaping Improvements maintained by the proposed Assessments specially benefit the properties within the Maintenance District, but other nearby improvements primarily benefit other proximate properties.

Nonetheless, there are certain properties that are outside the boundaries of the Maintenance District that may benefit from the landscape improvements. A total of no more than 10 proximate parcels have been identified that receive some special benefit from the improvements including improved views, proximity and/or access, but do not receive extension of outdoor areas nor the special benefit of parcel creation. Since these adjacent properties only receive a 3 of the 5 major special benefits, a 60% factor is applied.

Total General Benefit to Properties Outside of the District = 5.4%:

Assumptions:

10 parcels outside and adjacent to the District

101 parcels in the Maintenance District

Calculation

General Benefit to Property outside the Improvement District =

Although it can reasonably be argued that Improvements inside, but near the Maintenance District boundaries are offset by similar landscape improvements provided outside, we use the more generous approach of finding that 5.4% of the Improvements may be of benefit to property outside of the Maintenance District.

Benefit to Property Inside the District that is Indirect and Derivative = 0%

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

Nevertheless, the SVTA decision indicates that there may be general benefit "conferred on real property located in the district." A measure of the general benefits to property within the Maintenance District is the percentage of land area within the Maintenance District that is publicly owned, open to the public, and used for regional purposes such as major roads, rail lines, hospitals, and other regional facilities because such properties, while physically within the Maintenance District, are used for regional purposes and could provide indirect benefits to the public at large. In this case, essentially 0% of the land area is used for such regional purposes.

Benefit To The Public At Large = 10%

The general benefit to the public at large can be estimated by the proportionate amount of time that the Maintenance District's public landscaped areas and facilities are used and enjoyed by individuals who are not residents, employees, customers or property owners in the Assessment Area. Based on surveys and research conducted by SCI, 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.

Total General Benefits To Be Financially Contributed From Other Funds is 15.4%

Using a sum of these three measures of general benefit, we find that approximately 15.4% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the Assessments.

5.4% (Outside the Maintenance District)

\+ 0.0% (Inside the Maintenance District – indirect and derivative)

\+ 10.0% (Public at Large)

= 15.4% (Total General Benefit)

Source of Financial Contributions from Other Funds to Satisfy the 15.4% Requirement

The general benefit contribution is paid in part from other "in-kind," non-monetary contributions from the City in the form of infrastructure critical to the continued maintenance of the Maintenance District Improvements, as described below. Also, general benefit contributions come from the "annuity" value of the improvements that were constructed by the developer.

The City of Pleasanton owns, maintains, rehabilitates and replaces the curb and gutter along the border of the Maintenance District. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance 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 Maintenance District. This system serves to prevent flooding and associated damage to the Improvements, and manage urban runoff including local pollutants loading from the Improvements. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local storm drainage system is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local storm drainage system, the budget would increase by at least 10%.

The City of Pleasanton owns and maintains local public streets throughout the Maintenance District. These public streets provide access to the Improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Pleasanton toward general benefit from the maintenance, rehabilitation, and replacement of the local public streets is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In other words, if the Maintenance District were required to construct and maintain the local public streets, the budget would increase by at least 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" can be used to offset general benefit costs, and is conservatively estimated to contribute 20%. In other words, if the Maintenance District were required to construct all the Improvements, the annual budget would increase by at least 20%.

In other words, there is a 15.4% contribution needed to offset the general benefits conferred by the Improvements, and there is a 50% contribution from City of Pleasanton supporting local infrastructure, along with the amortized value of initial construction. This 50% contribution more than satisfies the general benefit requirements.

The estimates used above for the City of Pleasanton's "in-kind," non-monetary contributions for the maintenance, rehabilitation and replacement of the curbs and gutters, storm drainage systems, local streets (the "supportive infrastructure"), and the value of the initial Improvements constructed by the Developer, are based on industry standards; typical and standard quantity ratios between this supportive infrastructure (including the City's relative associated maintenance costs) and similar Improvements; and on the assessment Engineer's professional experience on planning and working in such projects.

Source of Contributions from Other Funds to Satisfy 15.4% Requirement

City non-monetary contributions:

10.0% (Curb and gutter)

\+ 10.0% (Storm drainage system)

\+ 10.0% (Public roads)

\+ 20.0% (Amortized value of initial construction)

= 50.0% (Total General Benefit paid from other funds)

Zones of Benefit

The boundaries of the Assessment Area are carefully drawn to only include the properties that are proximate to the Improvements and that would materially benefit from the Improvements.

In *SVTA*, the court noted that even a local agency-wide assessment district is appropriate under the right conditions:

"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 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)."

The court therefore acknowledged the appropriateness of a District-wide assessment so long as each parcel receives a direct advantage from the assessment-funded improvement or service. As demonstrated in this Report, each parcel in the Maintenance District receives a direct advantage and special benefit from the Improvements.

In the Maintenance District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. Therefore, the even spread of assessment throughout the narrowly drawn district is indeed consistent with the *SVTA* decision. The benefits from the Improvements within the Maintenance District do not vary further based on proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity.

Consequently, since all parcels in the Maintenance District have good access and proximity to the Improvements and the benefits to relatively closer proximity are offset by other factors, additional proximity is not considered to be a factor in determining benefit within the Maintenance District. Therefore, zones of benefit are not justified or needed within the Maintenance District

Method of Assessment

As previously discussed, the Assessments provide comprehensive Improvements that clearly confers direct and special benefits to properties in the Maintenance District.

The allocation of special benefits to property is primarily based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the Maintenance District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

A critical step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single-Family Equivalent (SFE) units. This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated an SFE value, which is each property's relative benefit in relation to a single-family home on one parcel. In this case, the "benchmark" property is the single-family detached dwelling which is one Single Family Equivalent unit or one SFE.

Finally, the special benefits to be derived from the Assessments will be conferred on property and are not based on a specific property owner's use of the Improvements, a specific property owner's occupancy of property, or the property owner's demographic status such as age or number of dependents. The benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could occupy a property, not how the property is currently used by the present owner. Therefore, the number of people who could, or potentially, live on, work at or otherwise occupy a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type of property, the relative size of the property, property location, its relative population and its proximity to the landscaping and open space facilities. This method is further described below.

Residential Properties

The Moller Ranch development is a residential single family development project consisting of a total of 101 parcels, 99 single family home parcels, and 2 public owned parcels used as a water tank and a parking area respectively. As such, each residential property receives similar benefit from the proposed Improvements.

Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit or single family residence basis. All improved properties, or properties proposed for development, are assigned one Single Family Equivalent unit or 1 SFE factor equal to the number of dwelling units developed or planned for the property.

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.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers or guests, who would have access to or use the Improvements. These miscellaneous parcels therefore receive no benefit from the Improvements and are assessed an SFE benefit factor of 0 SFEs.

Appeals of Assessments Levied to Property

Any property owner who feels that the assessment levied on their property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal with the City of Pleasanton City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current Fiscal Year and applicable law. Upon the filing of any such appeal, the City of Pleasanton City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City of Pleasanton City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction.

Assessment Funds Must Be Expended Within the Maintenance District Area

The net available Assessment funds, after incidental, administrative, financing and other costs, shall be expended exclusively for Improvements within the boundaries of the Maintenance District and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

Assessment

WHEREAS, the City of Pleasanton City Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Maintenance District, and an assessment of the estimated costs of the Improvements upon all assessable parcels within the Maintenance District;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under the Act, Article XIIID of the California Constitution, 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 Improvements, and the costs and expenses incidental thereto to be paid by the Maintenance District.

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

Figure 2 – Summary Cost Estimate – Moller Ranch LLMD No. 1995-1

Budget Item	Budgeted Cost
Installation, Maintenance, and Servicing Costs	$117,442.24
Incidental and Administration Costs	$6,437.09
Amount to/(from) Reserve Fund	($54,503.61)
Total Budget	$69,375.72

As required by the Act, an Assessment Diagram showing the exterior boundaries of the Maintenance District is hereto attached and incorporated herein by reference. The distinctive number of each parcel or lot of land in the Maintenance District is its Assessor Parcel Number appearing on the Assessment Roll.

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 Maintenance District, in accordance with the special benefits to be received by each parcel or lot, from the Improvements, and more particularly set forth in the Estimate of Cost and Method of Assessment in the Report.

The Assessment is made upon the parcels or lots of land within the Maintenance District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

The Maintenance District's assessment rate for fiscal year 2026-27 remains the same as the previous fiscal year $675.63 per single family equivalent (SFE) benefit unit (base rate), plus the County collection fee of $11.49, for a total of $687.12 per assessable private parcel.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as will be shown on the Assessor's Maps of Alameda County for the 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 will place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the Fiscal Year 2026-27 for each parcel or lot of land within the Maintenance District.

Dated: May 15, 2026



Engineer of Work

By _____

John W. Bliss, License No. C052091

Certificates Page

LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT 1995-1, MOLLER RANCH

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed Engineer's Report and does hereby certify that this Engineer's Report and the Assessment have been prepared by me as directed by the City Council.

JOHN W. BLISS, Engineer of Work, License No.C052091

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____day of_____, 2026.

JOCELYN KWONG, City Clerk

City of Pleasanton, Alameda County, California

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Pleasanton, Alameda County, California, on the _____day of_____, 2026.

JOCELYN KWONG, City Clerk

City of Pleasanton, Alameda County, California

By:_____

I HEREBY CERTIFY that a certified copy of the enclosed Engineer's Report, including Assessment Roll and Assessment Diagram was filed with the County Auditor of the County of Alameda, on the _____day of_____, 2026.

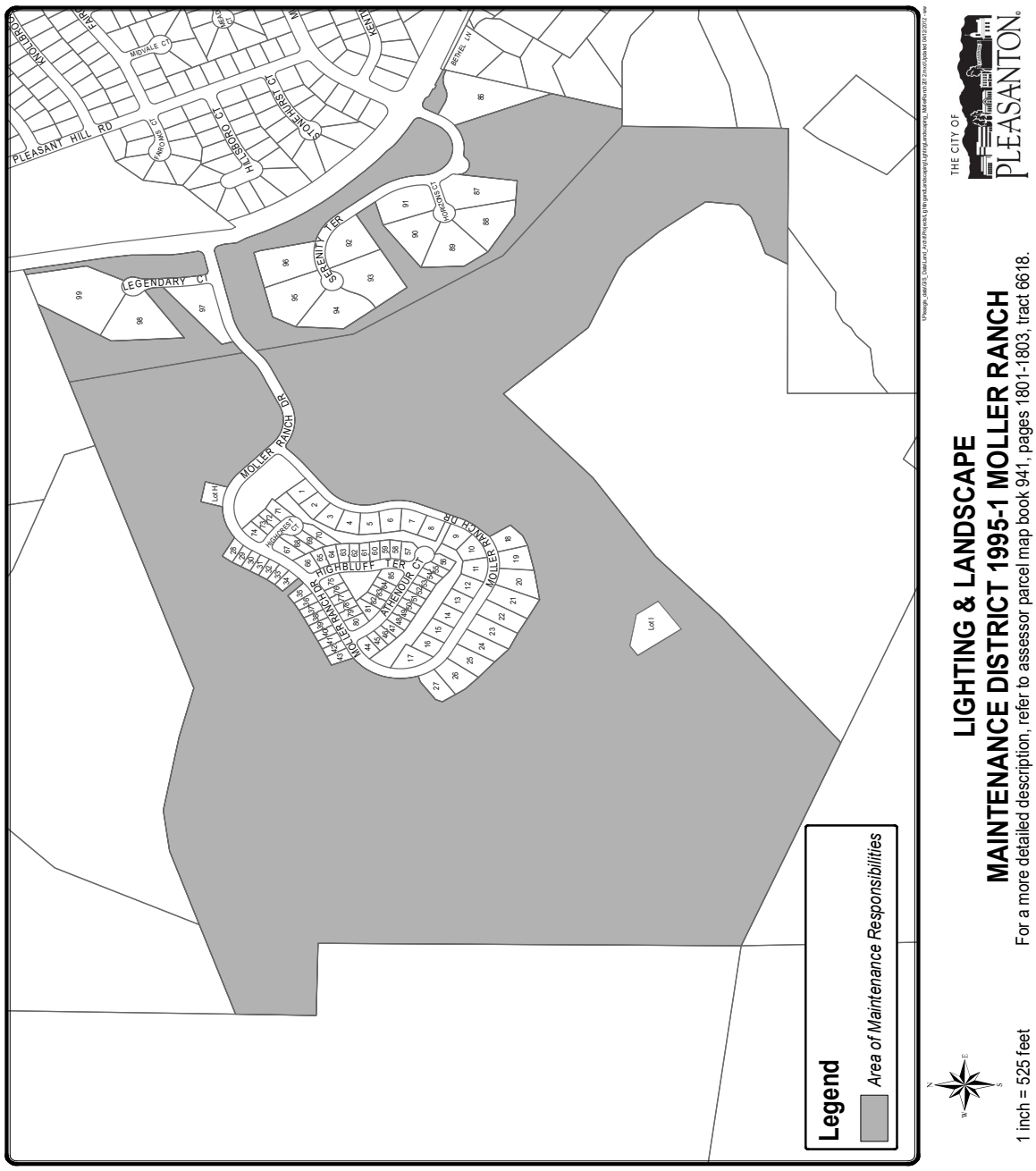
JOCELYN KWONG, City Clerk

City of Pleasanton, Alameda County, California

By:_____

Assessment Diagram

The Maintenance District includes all properties within the Moller Ranch subdivision, as displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Maintenance District are those lines and dimensions as shown on the maps of the Assessor of Alameda County for Fiscal Year 2026-27, and are incorporated herein by reference, and made a part of this Diagram and this Report.


LIGHTING & LANDSCAPE
MAINTENANCE DISTRICT 1995-1 MOLLER RANCH
For a more detailed description, refer to assessor parcel map book 941, pages 1801-1803, tract 6618.
1 inch = 525 feet
THE CITY OF PLEASANTON
Legend
Area of Maintenance Responsibilities
PLEASANT HILL RD
LEGENDARY CT
MOLLER RANCH DR
SERENITY TER
HIGHBLUFF TER
HIGHBLUFF CT
ATHENOUR CT
MOLLER RANCH DR
MOLLER RANCH TER
MOLLER RANCH LOOP
HILLSBORO CT
STONEHURST CT
MIDVALE CT
KENTFIELD CT
BERTHEL LN
Lot H
Lot I

Assessment Roll FY 2026-27 –Moller Ranch LMD No 1995-1

ASSESSMENT DIAGRAM NO.	ASSESSOR'S PARCEL NUMBER	ASSESSMENT AMOUNT	COLLECTION CHARGE (0.017)	TOTAL
1	941-1803-01	$675.63	$11.49	$687.12
2	941-1803-02	$675.63	$11.49	$687.12
3	941-1803-03	$675.63	$11.49	$687.12
4	941-1803-04	$675.63	$11.49	$687.12
5	941-1803-05	$675.63	$11.49	$687.12
6	941-1803-06	$675.63	$11.49	$687.12
7	941-1803-07	$675.63	$11.49	$687.12
8	941-1803-08	$675.63	$11.49	$687.12
9	941-1803-09	$675.63	$11.49	$687.12
10	941-1803-10	$675.63	$11.49	$687.12
11	941-1803-11	$675.63	$11.49	$687.12
12	941-1803-12	$675.63	$11.49	$687.12
13	941-1803-13	$675.63	$11.49	$687.12
14	941-1803-14	$675.63	$11.49	$687.12
15	941-1803-15	$675.63	$11.49	$687.12
16	941-1803-16	$675.63	$11.49	$687.12
17	941-1803-17	$675.63	$11.49	$687.12
18	941-1803-88	$675.63	$11.49	$687.12
19	941-1803-87	$675.63	$11.49	$687.12
20	941-1803-86	$675.63	$11.49	$687.12
21	941-1803-85	$675.63	$11.49	$687.12
22	941-1803-84	$675.63	$11.49	$687.12
23	941-1803-83	$675.63	$11.49	$687.12
24	941-1803-82	$675.63	$11.49	$687.12
25	941-1803-81	$675.63	$11.49	$687.12
26	941-1803-80	$675.63	$11.49	$687.12
27	941-1803-79	$675.63	$11.49	$687.12
28	941-1803-63	$675.63	$11.49	$687.12
29	941-1803-64	$675.63	$11.49	$687.12
30	941-1803-65	$675.63	$11.49	$687.12
31	941-1803-66	$675.63	$11.49	$687.12

32	941-1803-67	$675.63	$11.49	$687.12
33	941-1803-68	$675.63	$11.49	$687.12
34	941-1803-69	$675.63	$11.49	$687.12
35	941-1803-70	$675.63	$11.49	$687.12
36	941-1803-71	$675.63	$11.49	$687.12
37	941-1803-72	$675.63	$11.49	$687.12
38	941-1803-73	$675.63	$11.49	$687.12
39	941-1803-74	$675.63	$11.49	$687.12
40	941-1803-75	$675.63	$11.49	$687.12
41	941-1803-76	$675.63	$11.49	$687.12
42	941-1803-77	$675.63	$11.49	$687.12
43	941-1803-78	$675.63	$11.49	$687.12
44	941-1803-18	$675.63	$11.49	$687.12
45	941-1803-19	$675.63	$11.49	$687.12
46	941-1803-20	$675.63	$11.49	$687.12
47	941-1803-21	$675.63	$11.49	$687.12
48	941-1803-22	$675.63	$11.49	$687.12
49	941-1803-23	$675.63	$11.49	$687.12
50	941-1803-24	$675.63	$11.49	$687.12
51	941-1803-25	$675.63	$11.49	$687.12
52	941-1803-26	$675.63	$11.49	$687.12
53	941-1803-27	$675.63	$11.49	$687.12
54	941-1803-28	$675.63	$11.49	$687.12
55	941-1803-29	$675.63	$11.49	$687.12
56	941-1803-30	$675.63	$11.49	$687.12
57	941-1803-43	$675.63	$11.49	$687.12
58	941-1803-44	$675.63	$11.49	$687.12
59	941-1803-45	$675.63	$11.49	$687.12
60	941-1803-46	$675.63	$11.49	$687.12
61	941-1803-47	$675.63	$11.49	$687.12
62	941-1803-48	$675.63	$11.49	$687.12
63	941-1803-49	$675.63	$11.49	$687.12
64	941-1803-50	$675.63	$11.49	$687.12
65	941-1803-51	$675.63	$11.49	$687.12
66	941-1803-52	$675.63	$11.49	$687.12
67	941-1803-53	$675.63	$11.49	$687.12
68	941-1803-54	$675.63	$11.49	$687.12
69	941-1803-55	$675.63	$11.49	$687.12

70	941-1803-56	$675.63	$11.49	$687.12
71	941-1803-57-1	$675.63	$11.49	$687.12
72	941-1803-58	$675.63	$11.49	$687.12
73	941-1803-59	$675.63	$11.49	$687.12
74	941-1803-60	$675.63	$11.49	$687.12
75	941-1803-41	$675.63	$11.49	$687.12
76	941-1803-40	$675.63	$11.49	$687.12
77	941-1803-39	$675.63	$11.49	$687.12
78	941-1803-38	$675.63	$11.49	$687.12
79	941-1803-37	$675.63	$11.49	$687.12
80	941-1803-36	$675.63	$11.49	$687.12
81	941-1803-35	$675.63	$11.49	$687.12
82	941-1803-34	$675.63	$11.49	$687.12
83	941-1803-33	$675.63	$11.49	$687.12
84	941-1803-32	$675.63	$11.49	$687.12
85	941-1803-31	$675.63	$11.49	$687.12
86	941-1802-02	$675.63	$11.49	$687.12
87	941-1802-04	$675.63	$11.49	$687.12
88	941-1802-05	$675.63	$11.49	$687.12
89	941-1802-06	$675.63	$11.49	$687.12
90	941-1802-07	$675.63	$11.49	$687.12
91	941-1802-08	$675.63	$11.49	$687.12
92	941-1802-09	$675.63	$11.49	$687.12
93	941-1802-10	$675.63	$11.49	$687.12
94	941-1802-11	$675.63	$11.49	$687.12
95	941-1802-12	$675.63	$11.49	$687.12
96	941-1802-13	$675.63	$11.49	$687.12
97	941-1802-14	$675.63	$11.49	$687.12
98	941-1802-15	$675.63	$11.49	$687.12
99	941-1802-16	$675.63	$11.49	$687.12
Lot H - (City)	941-1803-62	$675.63	na	$675.63
Lot I - (City)	941-1801-02	$675.63	na	$675.63
101	**TOTAL ASSESSMENTS:**	**$68,238.63**	**$1,137.09**	**$69,375.72**

Figure 3 - FY 2025-26 Actual Costs and Revenues

137 Moller Ranch

Item	Budget	Expenditures*	Anticipated Remaining Expenditures	Anticipated Year-end Balance
Installation and Maintenance				
Basic Maintenance	$24,000.00	$20,000.00	$4,000.00	$0.00
Extra Work**	$30,000.00	$1,654.64	$10,000.00	$18,345.36
Weed Abatement/Fuel Management	$6,200.00	$0.00	$6,200.00	$0.00
Power	$3,000.00	$2,824.30	$417.84	($242.14)
Water**	$17,000.00	$13,720.61	$2,029.90	$1,249.49
Subtotal	**$80,200.00**	**$38,199.55**	**$22,647.74**	**$19,352.71**
Incidental and Administrative				
City of Pleasanton Assessment Administration	$2,800.00	$0.00	$2,800.00	$0.00
County Fees for Collection of Assessment	$1,137.51	$1,137.51	$0.00	$0.00
Proposition 218-compliance process	$9,000.00	$0.00	$2,500.00	$6,500.00
Subtotal	**$12,937.51**	**$1,137.51**	**$5,300.00**	**$6,500.00**
Annual Assessment	$69,376.14			
Reserve				
Starting Fund Balance (7/1/2025)	$266,010.44			
Budgeted Year-End Fund Balance	$242,249.07			
Anticipated Year-End Fund Balance	$268,101.78			

* Expenditures from July 1, 2025 to May 7, 2026

** Extra work typically includes tree pruning, tree removal, irrigation repairs and replacement, and planting.

CITY COUNCIL AGENDA REPORT

June 2, 2026
Public Works - Engineering Division

TITLE: ACCEPT PUBLIC IMPROVEMENTS PERFORMED BY BAY CITIES PAVING & GRADING, INC., FOR THE HOPYARD ROAD AT OWENS DRIVE INTERSECTION IMPROVEMENTS PROJECT, CIP NO.15525 AND APPROVE BUDGET AMENDMENTS

SUMMARY

The project to be accepted includes the construction of a southbound right-turn lane along Hopyard Road at the Owens Drive intersection. On the south side of the intersection, improvements included the addition of a second northbound left-turn lane and the removal of the northbound free right-turn lane. The project also included installation of a southbound bike lane to close the existing bike lane gap from the I-580 eastbound off-ramp intersection to 180 feet south of Owens Drive.

On May 7, 2024, the City Council awarded the construction contract to Bay Cities Paving & Grading, Inc. The work has been completed to the satisfaction of the Director of Public Works and in accordance with the approved plans and special provisions. Staff recommends that the City Council accept the project as complete.

RECOMMENDATION

1. Accept the Hopyard Road at Owens Drive intersection improvements project as complete and authorize the City Clerk to file a Notice of Completion pursuant to California Civil Code section 9204;
2. Authorize the release of the retention in the amount of approximately $210,342 to Bay Cities Paving & Grading, Inc., 30 calendar days after recordation of the Notice of Completion;
3. Approve a budget amendment to return $950,348 of remaining project funding to the fund balance in the Street CIP General Fund (Fund 211) for future eligible projects; and
4. Approve a budget amendment to return $152,354 of the remaining project funding to the fund balance in Transportation Development Fees (Fund 212) for future eligible projects.

BACKGROUND

On May 7, 2024, the City Council awarded the construction contract to the lowest responsive bidder, Bay Cities Paving & Grading, Inc., in the amount of $4,183,298 and authorized the Director of Public Works to approve change orders up to the project contingency amount of $627,500.

The project also required expenditures and consultant contracts for various related services, as detailed in Attachment 2.

DISCUSSION

The project was advertised for construction bids on February 17, 2024. Sealed bids were opened on March 20, 2024. A total of three bids were received, ranging from $4,183,298 to $4,903,100. The lowest responsive bid was submitted by Bay Cities Paving & Grading, Inc. in the amount of $4,183,298. The low bid was approximately 10 percent higher than the Engineer's Estimate of $3,815,876.

Project work included traffic control, temporary striping, excavation of existing roadway and concrete sidewalks, driveways and medians; landscaping and irrigation modification; tree removal; drainage systems; installation of concrete sidewalks, curbs, driveways and sound wall; cold planning of asphalt; asphalt pavement overlay; seal coating; pavement delineation; modification of the lighting system; and installation of a traffic signal system.

Because a portion of the project was located within the State of California’s right-of-way, the work was completed under a Caltrans encroachment permit. Upon completion of construction activities, staff provided Caltrans with the required documentation.

A total of 12 contract change orders were issued during the contract term, resulting in a net increase of $23,536.71, or 0.06 percent, over the original contract amount.

All work has been completed in accordance with approved plans and special provisions, so the project is ready for final acceptance by the City Council.

Acceptance of the constructed public improvements will add to the City’s inventory of infrastructure requiring long-term maintenance.

EQUITY AND SUSTAINABILITY

Approval of this action advances the Climate Action Plan (CAP 2.0) in transportation and land use by promoting a more effective transportation system that supports walking and bicycling.

OUTREACH

Construction notices, social media posts, and project information were posted on the City’s website prior to the start of construction. Construction message boards were installed two weeks in advance of work on major roadways. The contractor also hand-delivered construction notices to businesses and residents within and adjacent to the project area.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the citywide ONE Pleasanton Strategic Goal of *Investing in our Environment*, Strategy 1 - Implement the Capital Improvement Program.

FISCAL IMPACT

Total funding for this project was $6,187,694. Total project expenditures were $5,084,992, leaving a remaining balance of $1,102,702, as shown in Attachment 2. Staff recommends returning the remaining project balance to the applicable fund balances as follows: $950,348 to the Street CIP- General Fund (Fund 211) and $152,354 to the Traffic Impact Fees Fund (Fund 212) for future eligible projects through the CIP prioritization process.

Prepared by:	Submitted by:	Approved by:
Michael Stella, City Engineer	Siew-Chin Yeong, Director of Public Works	Interim City Manager

Attachments:

1. Project Location Map
2. Financial Expenditure Summary

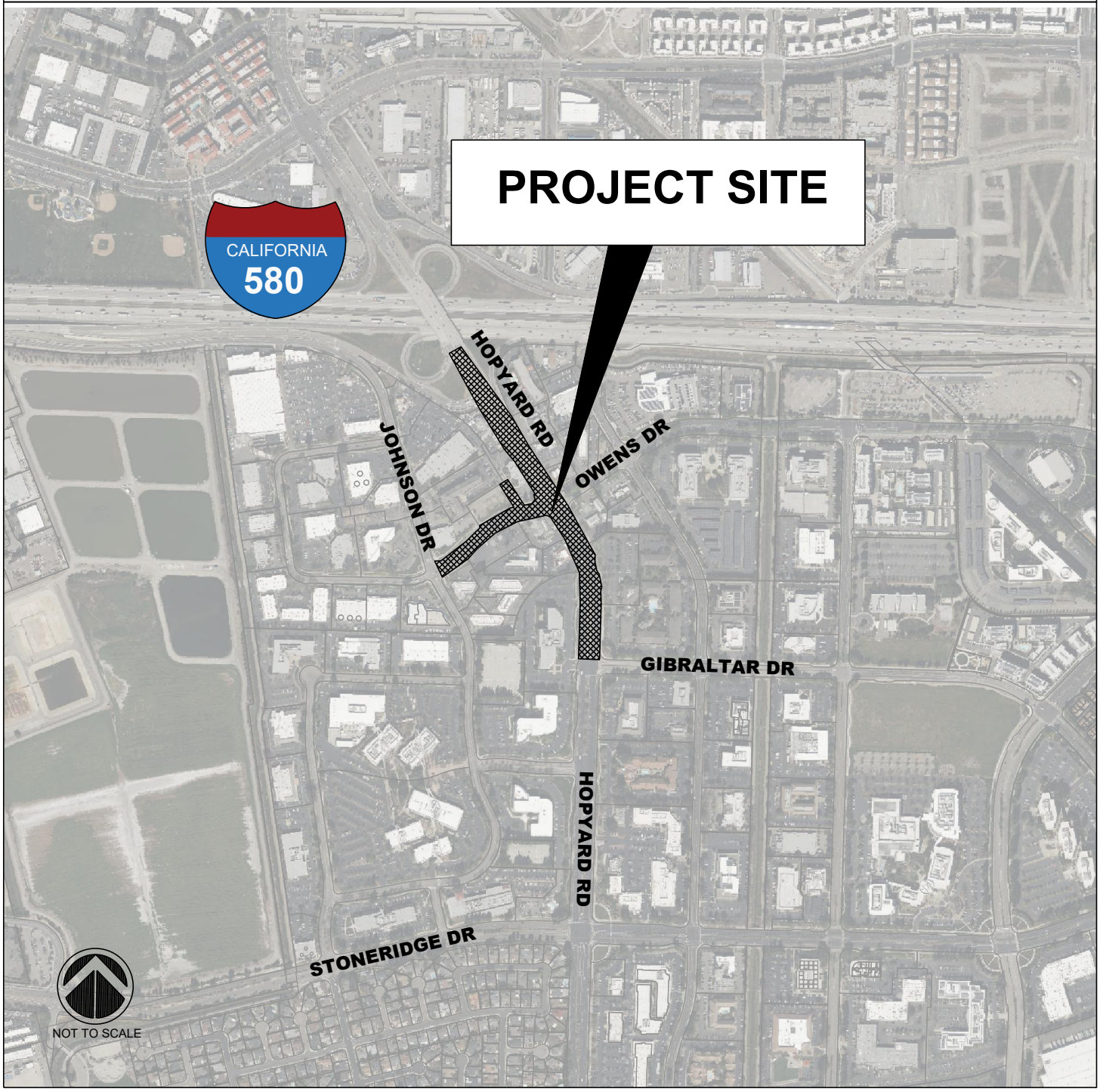
CITY OF PLEASANTON

PUBLIC WORKS DEPARTMENT

HOPYARD ROAD AND OWENS DRIVE INTERSECTION IMPROVEMENTS PROJECT

CIP NO. 15525

LOCATION MAP



LOCATION MAP

NTS

HOPYARD ROAD & OWENS DRIVE INTERSECTION IMPROVEMENTS
CIP NO. 15525
06/02/26

Project Funding to Date	**Amount**	**Totals**
2023-24 CIP Allocation - Measure BB - Bike & Pedestrian (Fund 165)	$920,000	
2018-19 CIP Allocation - Streets CIP (Fund 211)	170,000	
2021-22 CIP Allocation - Streets CIP (Fund 211)	750,000	
*Transfer From Dougherty Valley Mitigation Reserve, CIP No. 02523 to Streets CIP (Fund 211)	377,694	
2015-16 CIP Allocation - Traffic Impact Fee - (Fund 212)	65,000	
2016-17 CIP Allocation - Traffic Impact Fee - (Fund 212)	465,000	
2019-20 CIP Allocation - Traffic Impact Fee - (Fund 212)	780,000	
2023-24 CIP Allocation - Traffic Impact Fee - (Fund 212)	1,400,000	
2018-19 CIP Allocation - North Pleasanton 1ID (NPID) - (Fund 216)	1,300,000	
2024-25 CIP Reduction at Carryforward - North Pleasanton 1ID (NPID) - (Fund 216)	$ (40,000.00)	
TOTAL PROJECT FUNDING TO DATE		**$6,187,694**

Project Expenditures to Date		
Alameda County Clerk, Concord Tittle, and Advertising	$857	
Consor North America (Formally Quincy Engineering) Design	263,454	
Pakpour Consulting Group (Third Party Plan Review)	6,265	
Keir and Wright (Survey and Right of Way Certificate)	37,663	
Geocon Consultants (Soundwall Geotechnical Design Report and Material Testing)	84,478	
Bay Cities Paving & Grading, Inc. - Construction Contract	4,183,298	
Bay Cities Paving & Grading, Inc. - Contract Change Orders	23,537	
Swinerton (Construction Management and Inspection)	337,280	
Consor North America (Construction Support and Add'l Design)	131,411	
St Francis Electric (Traffic Signal Maintenanace Services)	7,998	
Miscellaneous	8,752	
TOTAL PROJECT EXPENDITURES		**$5,084,992**

Funding Balance/ (Shortfall)		
Project Balance		**$1,102,702**

** Per CCAR 05.07.2024 the project was eligible to utilize the reserve balance of $377,694, and staff previously recommended exchanging Streets General Fund (Fund 211) funding with the reserve and returning the unused project balance to fund balance through the mid-term CIP update (FY 24/25). However, the balance was not returned at that time and is instead being returned now as part of project acceptance.*

CITY COUNCIL AGENDA REPORT

June 2, 2026
Public Works - Engineering Division

TITLE: ACCEPT PUBLIC IMPROVEMENTS PERFORMED BY INTEGRA CONSTRUCTION SERVICES, INC. FOR THE LIONS WAYSIDE AND DELUCCHI PARK RENOVATIONS, CIP NO. 06716, AND APPROVE A BUDGET AMENDMENT IN THE PARK DEVELOPMENT IMPACT FEE FUND

SUMMARY

The Lions Wayside and Delucchi Parks Renovations project, CIP No. 06716, included construction of a new bandstand, plaza, concert viewing areas, trails, parking lot, lighting, lawn renovations, furnishings, and landscaping and irrigation at the City's two downtown parks on First Street: Lions Wayside Park and Delucchi Park. Construction occurred from October 2024 through June 2025, with additional parking lot improvements completed in November 2025. The project is now complete to the satisfaction of the Director of Public Works at a total construction cost of $1,911,631.

Staff recommends the City Council accept the project as complete, authorize the City Clerk to file a Notice of Completion, and authorize the return of the remaining project balance of $36,834 to the Park Development Impact Fee Fund (Fund 222).

RECOMMENDATION

1. Accept public improvements performed by Integra Construction Services, Inc. for the Lions Wayside and Delucchi Parks Renovations project, CIP No. 06716, as complete.
2. Authorize the City Clerk to file a Notice of Completion.
3. Approve a budget amendment to reduce the project's remaining budget, $36,834, to $0 in the Park Development Impact Fee Fund (Fund 222).

BACKGROUND

In 2006, the City Council prioritized the renovation of the two downtown parks, Lions Wayside and Delucchi, and approved funding to create a master plan. The master plan was adopted in 2014. However, the City was unable to obtain approval from the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, and the State Water Resources Control Board. As a result, the City Council directed staff to focus on constructing park improvements that could be completed within the available project budget.

Staff revised the project design and worked with Callander Associates Landscape Architecture, Inc., to prepare construction drawings utilizing a total project budget of approximately $1.9 million with bid alternates to ensure that the base bid for the project came in under budget. The project was advertised for bid in summer 2024.

On September 3, 2024, the City Council awarded the construction contract for the Park

Renovations project to Integra Construction Services, Inc. (Integra) in the amount of $1,265,000 with an approved construction contingency of $127,000, or approximately 10 percent. The approved plans included improvements intended to support the summer concert series and other park events, including a new bandstand, lighting, plaza, trails, parking lot, lawn renovations, drainage improvements, new site furnishings, and landscaping and irrigation. Construction for the project began on October 1, 2024.

DISCUSSION

On December 3, 2024, the City Council awarded an additional construction contingency of $250,600 for the construction of the bid alternates. Following that action, four change orders were issued for the following work:

- Additional sidewalk replacement on Neal Street near the bus stop;
- Installation of a concrete pathway through Delucchi Park to connect Lions Wayside Park to the existing restroom;
- Installation of electrical wiring and conduit to connect the existing flagpole lighting to the new electrical pedestal; and
- Installation of in-ground power receptacles and an additional electrical pedestal to support holiday and event lighting and power.

On May 20, 2025, the City Council approved the use of the remaining project budget as additional construction contingency, bringing the total project contingency amount to $450,460. Following that action, two additional change orders were issued for the following work:

- Construction of a connection from First Street to the Firehouse Arts Center parking lot, along with a new 24-stall parking lot for Lions Wayside Park, a trail, conversion of the Firehouse Arts Center lawn to create an additional concert viewing area, and new landscape for the parking lot; and
- Modification of the string lighting at Lions Wayside Park to allow for remote-control operation.

Construction of the Lions Wayside and Delucchi Park renovations was substantially complete, and a park dedication and ribbon-cutting ceremony was held on June 27, 2025. A July 4 celebration featuring the Pleasanton Community Band was then held in the park, and the first summer concert was held on July 11, 2025.

Parking lot construction continued during the summer concert series and was substantially completed in November 2025. The contractor completed all remaining punch list items in March 2026.

EQUITY AND SUSTAINABILITY

Approval of this action advances the Climate Action Plan (CAP 2.0) in Transportation and Land Use by promoting an effective alternative transportation system that includes walking and bicycling and improves park accessibility for all users.

OUTREACH

City staff conducted outreach for the master plan update in 2022, and feedback was incorporated into the final park design based on project priorities and the available budget.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide ONE Pleasanton strategic plan goal of *Investing in Our Environment*, including:

- Strategy 1 – Implement the four-year Capital Improvement Program (CIP) to complete design and construction of budgeted capital projects; and
- Strategy 7 – Continue to invest in parks, bicycle, and pedestrian infrastructure, and public art to improve traffic safety, promote climate resilience, and increase equitable access to cultural and recreational opportunities.

FISCAL IMPACT

The total budget for the project was $1,948,466, which included $21,088 in rent received from the tenants of 4363 and 4377 First Street after the City purchased the property, but before the tenants moved out.

The total project cost for the Lions Wayside and Delucchi Parks Renovations was $1,911,631, consisting of the original contract amount of $1,265,000, six construction change orders totaling $450,460, and design and miscellaneous expenses totaling $196,171. Staff recommends a budget amendment to reduce the remaining project budget, $36,834, to $0 in the Park Development Impact Fee Fund (Fund 222), as outlined in Attachment 1.

Prepared by:	Submitted by:	Approved by:
Michael Stella, City Engineer	Siew-Chin Yeong, Director of Public Works	Interim City Manager

Attachments:

1. Financial Expenditure Summary

LIONS WAYSIDE & DELUCCHI PARKS
CIP NO. 06716
05/05/26

Project Funding at end of FY23	**Amount**	**Totals**
2016-26 CIP Allocation (F222 - Park Development Impact Fees)	$1,927,378	
FY19 Rent Revenue (F221 - Park CIP)*	$21,088	
SUBTOTAL FUNDING		**$1,948,466**
Project Expenditures to Date as of FY24		
Advertising - Bay Area News Group	$411	
Geocon - On-Call Geotechnical Special Inspection & Testing	$2,113	
Callander Associates, Inc. - Preliminary Design	$26,407	
Callander Associates, Inc. - Construction Documents	$104,065	
Callander Associates, Inc. - Amendment No. 1	$31,800	
Kier & Wright - On-Call Survey Services	$20,000	
Integra Construction Services Inc. - Construction Contract	$1,715,460	
Miscellaneous Expenses	$11,375	
TOTAL PROJECT EXPENDITURES		**$1,911,631**
Funding Balance/ (Shortfall)		
Project Balance		**$36,834**

**Payment for Rent received 7/24/19, check# 124*

CITY COUNCIL AGENDA REPORT

June 2, 2026
Public Works - Engineering Division

TITLE: AUTHORIZE THE CITY MANAGER TO ENTER INTO PROFESSIONAL SERVICES AGREEMENTS WITH BENNETT ENGINEERING SERVICES, CSG CONSULTANTS, INC., SANBELL-BAY AREA, AND WILSEY HAM FOR ON-CALL CIVIL ENGINEERING SERVICES, EACH IN AN AMOUNT NOT TO EXCEED $500,000 FOR A THREE-YEAR TERM, WITH OPTIONS FOR TWO ONE-YEAR EXTENSIONS

SUMMARY

The City relies on professional civil engineering consultants to supplement staff resources within the Public Works Department. In December 2025, staff issued a Request for Statement of Qualifications (SOQs) for on-call civil engineering services. Fourteen SOQs were received and reviewed, and six firms were invited to interview with staff.

Based on the firms' qualifications, interview performance, and reference checks, staff recommends approval of Professional Services Agreements with the following four firms: Bennett Engineering Services, CSG Consultants, Inc., Sanbell-Bay Area, and Wilsey Ham.

If approved, the agreements will provide on-call civil engineering services from July 1, 2026, through June 30, 2029, with the option to extend for up to two additional one-year terms. The total not-to-exceed amount for all four agreements will be $2,000,000, with $500,000 allocated to each agreement.

RECOMMENDATION

1. Authorize the City Manager to enter into Professional Services Agreements with Bennett Engineering Services, CSG Consultants, Inc., Sanbell-Bay Area, and Wilsey Ham for on-call civil engineering services, each in an amount not to exceed $500,000 for a three-year term, with options for two one-year extensions.
2. Authorize the City Manager to execute the attached Professional Services Agreements.
3. Authorize the Director of Public Works, or designee, to approve individual task authorizations up to $100,000, and authorize the City Manager to approve individual task authorizations up to $200,000. Task authorizations exceeding $200,000 shall be presented to the City Council for consideration.

BACKGROUND

On June 1, 2021, the City entered into three-year Professional Services Agreements with four local consultants to provide on-call civil engineering services. Those agreements were extended for one year in June 2024 and for an additional year in June 2025. During the term of those agreements, the consultants completed numerous critical assignments in support of Public Works operations. All current agreements will expire on June 30, 2026.

To ensure on-call services remain available, staff advertised a Request for Statements of Qualifications (SOQ) in December 2025. The SOQ described the type of services needed, the on-call nature of the agreements, the proposed agreement duration, the task authorization process, and the not-to-exceed budget for each agreement. Through the review and interview process, the four selected consultants demonstrated the qualifications, responsiveness, and capacity necessary to provide these services.

DISCUSSION

The Engineering Division of the Public Works Department is responsible for advancing numerous projects included in the adopted Capital Improvement Program (CIP) and for responding to subdivision applications and other land development activity. Although the City employs highly skilled engineers and technical staff, consultant support is periodically needed to supplement internal resources and address workload fluctuations.

Using on-call consultants allows the City to respond more efficiently than procuring services on a project-by-project basis. With consultants already under contract, staff can assign tasks more quickly, maintain project schedules, and obtain professional services when needed.

Because workload demands vary over time, maintaining agreements with four on-call consultants provides flexibility to assign work based on consultant availability, expertise, and project schedule needs. The consultants understand that the agreements do not guarantee any minimum amount of work and that the full not-to-exceed amount may not be expended during the agreement term. Work will be assigned through task authorization based on department needs.

Staff recommends the City Council authorize the City Manager to enter into Professional Services Agreements with Bennett Engineering Services, CSG Consultants, Inc., Sanbell-Bay Area, and Wilsey Ham. Each agreement would have a not-to-exceed amount of $500,000 over the initial three-year term, with the option to extend for up to two additional one-year terms.

EQUITY AND SUSTAINABILITY

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

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the citywide ONE Pleasanton Strategic Goals of *Investing in our Environment*, Strategy 1 - Implementation of the Capital Improvement Program and *Building a Community where Everyone Belongs*, Strategy 9 - Advance the East Pleasanton Specific Plan.

FISCAL IMPACT

Approval of the proposed agreements does not require additional funding. Funding for consultant services is budgeted under each individual CIP project approved by the City Council or funded through developer-paid fees. Specific account coding from the adopted Operating or Capital Improvement Program budgets will be assigned when individual task authorizations are

issued.

Prepared by:	Submitted by:	Approved by:
		
Michael Stella, City Engineer	Siew-Chin Yeong, Director of Public Works	Interim City Manager

Attachments:
1. Professional Services Agreement with Bennett Engineering Services
2. Professional Services Agreement with CSG Consultants,, Inc
3. Professional Services Agreement with Sanbell-Bay Area
4. Professional Services Agreement with Wilsey Ham

- ❑ Exhibit A
- ❑ Certificate(s) of Insurance
- ❑ Professional Liability

DESIGN PROFESSIONAL SERVICES AGREEMENT

THIS DESIGN PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into July 1, 2026, between the City of Pleasanton, a municipal corporation ("City"), and Bennett Engineering Services whose address is 2300 First Street, Suite 240, Livermore, CA 94550, and telephone number is (510) 566-2755 ("Consultant").

RECITALS

A. Consultant is qualified and experienced in providing on-call civil engineering services for the purposes specified in this Agreement.

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

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

1. **Consultant's Services**. Consultant shall provide on-call civil engineering services for the City of Pleasanton as requested by the Public Works Department, Engineering Division, pursuant to individual Work Authorizations. This Agreement does not obligate the City to utilize Consultant exclusively for these services, and the City reserves the right to select other consultants for these services based on City need. City guarantees no level of work to be directed.

2. **City Assistance**. In order to assist Consultant in this work, City shall provide, if necessary, archive drawings and reports, related to existing City's facilities, aerial photography, City's standard specifications and design guides, answering non-technical questions during bid period, reviewing all consultant's deliverables and providing comments in a timely manner, AutoCAD files for City's title block and standards and record drawings related to the City's existing utilities.

3. **Staff**. Consultant shall assign Carlton Allen, III, PE to serve as project manager, who may not be replaced without written consent of City.

4. **Term**. Time is of the essence. Consultant shall begin work July 1, 2026. The work as described in Exhibit A, Scope of Work, shall be completed by June 30, 2029.

5. **Compensation**. For the as-needed services to be rendered, City shall pay consultant on a time-and-materials basis for a not-to-exceed total of $500,000 for the term of the Agreement.

As for each work authorization, compensation for services and reimbursement for costs shall not exceed the amount set in each executed Work Authorization unless the parties agree pursuant to Section 8, below.

For the services to be rendered, City shall pay Consultant on a time and material basis based on hourly rates with annual adjustment capped at 4% annually as described more particularly in Exhibit A, which is attached and incorporated to the extent consistent with this Agreement. Annual adjustments will be based upon the CPI-U for the San Francisco Area as issued by the US Bureau of Labor Statistics and submitted prior to the end of the fiscal year for approval. Payment shall be made on a monthly basis upon receipt and approval of Consultant's invoice.

a. Invoices submitted to City must contain a brief description of work performed, percentage of work completed, percentage of Agreement time used, percentage of Agreement amount expended and City reference number _____. Payment shall be made within thirty (30) days of receipt of Consultant's invoice.

b. Upon completion of work and acceptance by City, Consultant shall have sixty (60) days in which to submit final invoicing for payment. An extension may be granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within sixty (60) days, or any extension thereof granted by the City, after the work is accepted by the City.

6. **Sufficiency of Consultant's Work**.

a. Services shall be performed by Consultant in accordance with generally accepted high professional practices and principles and in a manner consistent with a high level of care and skill ordinarily exercised under similar conditions by members of Consultant's profession currently practicing in California. By delivery of completed work, Consultant certifies that the work conforms to the requirements of this Agreement and all applicable federal, state and local laws and a high professional standard of care in California.

b. Consultant is responsible for making an independent evaluation and judgment of all conditions affecting performance of the work, including without limitation site conditions, existing facilities, seismic, geologic, soils, hydrologic, geographic, climatic conditions, applicable federal, state, and local laws and regulations, and all other contingencies or design considerations. Data, calculations, opinions, reports, investigations, and other similar information provided by the City relating to site, local, or other conditions is not warranted or guaranteed, either expressly or implied, by the City.

c. Consultant's responsibilities under this section shall not be delegated. Consultant shall be responsible to the City for acts, errors, or omissions of Consultant's subconsultants.

d. Whenever the scope of work requires or permits review, approval, conditional approval or disapproval by the City, it is understood that such review, approval, conditional approval or disapproval is solely for the purposes of administering this Agreement and

determining whether the Consultant is entitled to payment for such work, and not be construed as a waiver of any breach or acceptance by the City of any responsibility, professional or otherwise, for the work, and does not relieve the Consultant of responsibility for complying with the standard of performance or laws, regulations, industry standards, or from liability for damages caused by negligent acts, errors, omissions, noncompliance with high industry standards, or the willful misconduct of Consultant.

7. **Ownership of Work**. All reports, work data, plans, drawings, specifications, designs, photographs, images, works of authorship and all other documents completed or partially completed by Consultant in the performance of this Agreement ("materials") shall become the property of City. Consultant agrees that all copyrights which arise from creation of the work pursuant to this Agreement shall be vested in the City, and Consultant waives and relinquishes all claims to copyright or other intellectual property rights in favor of the City. All materials shall be delivered to the City upon completion or termination of the work under this Agreement. If any materials are lost, damaged or destroyed before final delivery to the City, the Consultant shall replace them at its own expense. Any and all copyrightable subject matter in all materials is hereby assigned to the City and the Consultant agrees to execute any additional documents that may be necessary to evidence such assignment. Consultant shall keep materials confidential and the materials shall not be used for purposes other than performance of services under this Agreement and shall not be disclosed to anyone not connected with these services, unless the City provides prior written consent.

8. **Changes**. City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

9. **Consultant's Status**. In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

10. **Labor Code/Prevailing Wages**. To the extent applicable, Consultant shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and payment of prevailing wages as determined by Director of the California Department of Industrial Relations. Consultant shall post, at each job site, a copy of the prevailing rate of per diem wages. Consultant shall forfeit fifty dollars ($50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subconsultant.

11. **Termination of Convenience of City**. The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

12. **Non-Assignability**. The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subconsultants.

13. **Indemnity and Hold Harmless**. To the fullest extent permitted by law (including, without limitation, California Civil Code §§ 2782, 2782.6 and 2782.8), Consultant shall defend (with legal counsel reasonably acceptable to the City), indemnify, and hold harmless, the City and its officers, agents and employees (collectively "Indemnitees") from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of Consultant or its Subconsultants), expense, and liability of every kind, nature and description (including, without limitation, incidental and consequential damages, court costs, attorneys' fees, litigation expenses and fees of expert consultants or expert witnesses incurred in connection therewith and costs of investigation) arising from, or alleged to have arisen from, pertain to, or relate to, directly or indirectly, in whole or in part, the negligence, reckless, or willful misconduct of the Consultant, any Subconsultant, anyone directly or indirectly employed by them, or anyone that they control (collectively "Liabilities") in the performance of its services under this Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, cost, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph. To the extent that there is an obligation to indemnify under this Section 13, Consultant shall be responsible for incidental and consequential damages resulting directly or indirectly, in whole or in part, from Consultant's negligence, reckless or willful misconduct.

Such obligations to defend, hold harmless and indemnify any Indemnitee shall not apply to the extent such Liabilities are caused by the sole negligence, active negligence or willful misconduct of such Indemnitee. Obligation to defend shall be proportionate as to Consultant's percentage of fault as provided in California Civil Code § 2782.8.

14. **Insurance**. During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. General Liability and Bodily Injury Insurance. Commercial general liability insurance with limits of at least $2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named additional insureds under the policy. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.

b. Automobile Liability Insurance. Automobile liability insurance with limits not less than $2,000,000 per person/per occurrence.

c. Workers' Compensation Insurance. Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least $1,000,000.

d. Professional Liability Insurance. Professional liability insurance in the amount of $2,000,000.

e. Certificate of Insurance. Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

f. Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.

g. Defense Costs. Coverage shall be provided on a "pay on behalf" of basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusions. These requirements do not apply to Professional Liability.

h. Subconsultants. Consultant shall include all subconsultants as insured under its polices or shall furnish separate certificates and endorsements for each subconsultant. All coverages for subconsultants shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

15. **Notices**. All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant:	Leo Rubio, President Bennett Engineering Services 2300 First Street, Suite 240 Livermore, CA 94550	**To City:**	City Manager City of Pleasanton 123 Main Street, P.O. Box 520 Pleasanton, CA 94566

16. **Conformance to Applicable Laws**. Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

17. **Licenses, Certifications, Copyrights and Permits**. Prior to the City's execution of this Agreement and prior to the Consultant's engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant represents that its work will not unlawfully infringe any other copyrighted work. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

18. **Records and Audits**. Consultant shall maintain all records regarding this Agreement and the services performed for a period of three years from the date that final payment is made. At any time during normal business hours, the records shall be made available to the City to inspect and audit.

19. **Confidentiality**. Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City reports, information or conclusions.

20. **Conflicts of Interest**. Consultant covenants that other than this Agreement, Consultant has no financial interest with any official, employee or other representative of the City. Consultant and its principals do not have any financial interest in real property, sources of income or investment that would be affected in any manner by the performance of Consultant's services under this Agreement. If such an interest occurs, Consultant will immediately notify the City.

21. **Waiver**. In the event either City or Consultant at any time waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or of any other covenant, condition or obligation.

22. **Governing Law**. California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

23. **Attorney's Fees**. The prevailing party in any action brought to enforce or construe the terms of this Agreement may recover from the other party its reasonable costs and attorney's fees expended in connection with such an action.

24. **No Personal Liability**. No official or employee of City shall be personally liable to Consultant in the event of any default or breach by the City or for any amount due Consultant.

25. **Counterparts and Electronic Signatures**. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other

applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

26. **Scope of Agreement**. This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

THIS AGREEMENT is executed the date first above written.

CITY OF PLEASANTON

_____
Gerry Beaudin, City Manager

ATTEST:

_____
Jocelyn Kwong, City Clerk

Approved as to form:

_____
Daniel G. Sodergren, City Attorney

CONSULTANT

By: _____
Signature

_____
Print name

Title: _____

By: _____
Signature

_____
Print name

Title: _____

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

Rev. 11/23

BENEN

PROFESSIONAL STAFF RATE SCHEDULE | 2026/2027 FISCAL YEAR

BILLING CLASSIFICATIONS	RATE CLASS	CHARGE RATE
ENGINEER/ SURVEYOR		
	10	$329
	9	$313
	8	$291
	7	$271
	6	$252
	5	$238
	4	$221
	3	$209
	2	$197
	1	$185
PROJECT COORDINATOR		
	3	$180
	2	$155
	1	$129

BILLING CLASSIFICATIONS	RATE CLASS	CHARGE RATE
DESIGNER/TECH		
	7	$212
	6	$197
	5	$175
	4	$155
	3	$139
	2	$125
	1	$108
PROJECT ADMINISTRATOR		
	5	$185
	4	$162
	3	$136
	2	$108
	1	$93

- Direct expenses (including, but not limited to, mileage, reproduction, postage, online assessor mapping fees, etc.) and subconsultant costs will be billed at cost plus fifteen percent (10%) for administration, coordination, and handling.
- Standard hourly rates do not apply to a demand to perform work during an overtime period.
- Work required to be performed during an overtime period (as mandated by California law) will be charged at a 50% premium. Work mandated by Prevailing Wage laws will be charged accordingly.
- Hourly rates include all compensation for wages, salary-related benefits, overhead, general office administration, and profit. Direct project administrative hours will be billed at the rate shown above.
- Classifications may be added or removed with City pre-approval.
- Changes in the requested scope of work or projected schedule may result in the revision of the proposed fees and amendment to the total contract amount.
- Rates are subject to change annually effective July 1.

- ❑ Exhibit A
- ❑ Certificate(s) of Insurance
- ❑ Professional Liability

DESIGN PROFESSIONAL SERVICES AGREEMENT

THIS DESIGN PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into July 1, 2026, between the City of Pleasanton, a municipal corporation ("City"), and CSG Consultants, Inc. whose address is 3875 Hopyard Road, Suite 141 Pleasanton, CA 94588, and telephone number is (925) 931.0370, ("Consultant").

RECITALS

A. Consultant is qualified and experienced in providing on-call civil engineering services for the purposes specified in this Agreement.

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

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

1. **Consultant's Services**. Consultant shall provide on-call civil engineering services for the City of Pleasanton as requested by the Public Works Department, Engineering Division, pursuant to individual Work Authorizations. This Agreement does not obligate the City to utilize Consultant exclusively for these services, and the City reserves the right to select other consultants for these services based on City need. City guarantees no level of work to be directed.

2. **City Assistance**. In order to assist Consultant in this work, City shall provide, if necessary, archive drawings and reports, related to existing City's facilities, aerial photography, City's standard specifications and design guides, answering non-technical questions during bid period, reviewing all consultant's deliverables and providing comments in a timely manner, AutoCAD files for City's title block and standards and record drawings related to the City's existing utilities.

3. **Staff**. Consultant shall assign Hatem Ahmed, PE, PMP to serve as project manager, who may not be replaced without written consent of City.

4. **Term**. Time is of the essence. Consultant shall begin work July 1, 2026. The work as described in Exhibit A, Scope of Work, shall be completed by June 30, 2029.

5. **Compensation**. For the as-needed services to be rendered, City shall pay consultant on a time-and-materials basis for a not-to-exceed total of $500,000 for the term of the Agreement.

As for each work authorization. compensation for services and reimbursement for costs shall not exceed the amount set in each executed Work Authorization unless the parties agree pursuant to Section 8, below.

For the services to be rendered, City shall pay Consultant on a time and material basis based on hourly rates with annual adjustment capped at 4% annually as described more particularly in Exhibit A, which is attached and incorporated to the extent consistent with this Agreement. Annual adjustments will be based upon the CPI-U for the San Francisco Area as issued by the US Bureau of Labor Statistics and submitted prior to the end of the fiscal year for approval. Payment shall be made on a monthly basis upon receipt and approval of Consultant's invoice.

a. Invoices submitted to City must contain a brief description of work performed, percentage of work completed, percentage of Agreement time used, percentage of Agreement amount expended and City reference number _____. Payment shall be made within thirty (30) days of receipt of Consultant's invoice.

b. Upon completion of work and acceptance by City, Consultant shall have sixty (60) days in which to submit final invoicing for payment. An extension may be granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within sixty (60) days, or any extension thereof granted by the City, after the work is accepted by the City.

6. **Sufficiency of Consultant's Work**.

a. Services shall be performed by Consultant in accordance with generally accepted high professional practices and principles and in a manner consistent with a high level of care and skill ordinarily exercised under similar conditions by members of Consultant's profession currently practicing in California. By delivery of completed work, Consultant certifies that the work conforms to the requirements of this Agreement and all applicable federal, state and local laws and a high professional standard of care in California.

b. Consultant is responsible for making an independent evaluation and judgment of all conditions affecting performance of the work, including without limitation site conditions, existing facilities, seismic, geologic, soils, hydrologic, geographic, climatic conditions, applicable federal, state, and local laws and regulations, and all other contingencies or design considerations. Data, calculations, opinions, reports, investigations, and other similar information provided by the City relating to site, local, or other conditions is not warranted or guaranteed, either expressly or implied, by the City.

c. Consultant's responsibilities under this section shall not be delegated. Consultant shall be responsible to the City for acts, errors, or omissions of Consultant's subconsultants.

d. Whenever the scope of work requires or permits review, approval, conditional approval or disapproval by the City, it is understood that such review, approval, conditional approval or disapproval is solely for the purposes of administering this Agreement and

determining whether the Consultant is entitled to payment for such work, and not be construed as a waiver of any breach or acceptance by the City of any responsibility, professional or otherwise, for the work, and does not relieve the Consultant of responsibility for complying with the standard of performance or laws, regulations, industry standards, or from liability for damages caused by negligent acts, errors, omissions, noncompliance with high industry standards, or the willful misconduct of Consultant.

7. **Ownership of Work**. All reports, work data, plans, drawings, specifications, designs, photographs, images, works of authorship and all other documents completed or partially completed by Consultant in the performance of this Agreement ("materials") shall become the property of City. Consultant agrees that all copyrights which arise from creation of the work pursuant to this Agreement shall be vested in the City, and Consultant waives and relinquishes all claims to copyright or other intellectual property rights in favor of the City. All materials shall be delivered to the City upon completion or termination of the work under this Agreement. If any materials are lost, damaged or destroyed before final delivery to the City, the Consultant shall replace them at its own expense. Any and all copyrightable subject matter in all materials is hereby assigned to the City and the Consultant agrees to execute any additional documents that may be necessary to evidence such assignment. Consultant shall keep materials confidential and the materials shall not be used for purposes other than performance of services under this Agreement and shall not be disclosed to anyone not connected with these services, unless the City provides prior written consent.

8. **Changes**. City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

9. **Consultant's Status**. In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

10. **Labor Code/Prevailing Wages**. To the extent applicable, Consultant shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and payment of prevailing wages as determined by Director of the California Department of Industrial Relations. Consultant shall post, at each job site, a copy of the prevailing rate of per diem wages. Consultant shall forfeit fifty dollars ($50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subconsultant.

11. **Termination of Convenience of City**. The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

12. **Non-Assignability**. The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subconsultants.

13. **Indemnity and Hold Harmless**. To the fullest extent permitted by law (including, without limitation, California Civil Code §§ 2782, 2782.6 and 2782.8), Consultant shall defend (with legal counsel reasonably acceptable to the City), indemnify, and hold harmless, the City and its officers, agents and employees (collectively "Indemnitees") from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of Consultant or its Subconsultants), expense, and liability of every kind, nature and description (including, without limitation, incidental and consequential damages, court costs, attorneys' fees, litigation expenses and fees of expert consultants or expert witnesses incurred in connection therewith and costs of investigation) arising from, or alleged to have arisen from, pertain to, or relate to, directly or indirectly, in whole or in part, the negligence, reckless, or willful misconduct of the Consultant, any Subconsultant, anyone directly or indirectly employed by them, or anyone that they control (collectively "Liabilities") in the performance of its services under this Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, cost, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph. To the extent that there is an obligation to indemnify under this Section 13, Consultant shall be responsible for incidental and consequential damages resulting directly or indirectly, in whole or in part, from Consultant's negligence, reckless or willful misconduct.

Such obligations to defend, hold harmless and indemnify any Indemnitee shall not apply to the extent such Liabilities are caused by the sole negligence, active negligence or willful misconduct of such Indemnitee. Obligation to defend shall be proportionate as to Consultant's percentage of fault as provided in California Civil Code § 2782.8.

14. **Insurance**. During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. General Liability and Bodily Injury Insurance. Commercial general liability insurance with limits of at least $2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named additional insureds under the policy. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.

b. Automobile Liability Insurance. Automobile liability insurance with limits not less than $2,000,000 per person/per occurrence.

c. Workers' Compensation Insurance. Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least $1,000,000.

d. Professional Liability Insurance. Professional liability insurance in the amount of $2,000,000.

e. Certificate of Insurance. Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

f. Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.

g. Defense Costs. Coverage shall be provided on a "pay on behalf" of basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusions. These requirements do not apply to Professional Liability.

h. Subconsultants. Consultant shall include all subconsultants as insured under its polices or shall furnish separate certificates and endorsements for each subconsultant. All coverages for subconsultants shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

15. **Notices**. All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant:	Cyrus Kianpour, PE, PLS CSG Consultants, Inc. 3875 Hopyard Road, Suite 141 Pleasanton, CA 94588	**To City:**	City Manager City of Pleasanton 123 Main Street, P.O. Box 520 Pleasanton, CA 94566

16. **Conformance to Applicable Laws**. Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

17. **Licenses, Certifications, Copyrights and Permits**. Prior to the City's execution of this Agreement and prior to the Consultant's engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant represents that its work will not unlawfully infringe any other copyrighted work. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

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19. **Confidentiality**. Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City reports, information or conclusions.

20. **Conflicts of Interest**. Consultant covenants that other than this Agreement, Consultant has no financial interest with any official, employee or other representative of the City. Consultant and its principals do not have any financial interest in real property, sources of income or investment that would be affected in any manner by the performance of Consultant's services under this Agreement. If such an interest occurs, Consultant will immediately notify the City.

21. **Waiver**. In the event either City or Consultant at any time waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or of any other covenant, condition or obligation.

22. **Governing Law**. California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

23. **Attorney's Fees**. The prevailing party in any action brought to enforce or construe the terms of this Agreement may recover from the other party its reasonable costs and attorney's fees expended in connection with such an action.

24. **No Personal Liability**. No official or employee of City shall be personally liable to Consultant in the event of any default or breach by the City or for any amount due Consultant.

25. **Counterparts and Electronic Signatures**. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other

applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

26. **Scope of Agreement**. This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

THIS AGREEMENT is executed the date first above written.

CITY OF PLEASANTON

_____
Gerry Beaudin, City Manager

ATTEST:

_____
Jocelyn Kwong, City Clerk

Approved as to form:

_____
Daniel G. Sodergren, City Attorney

CONSULTANT

By: _____
Signature

_____
Print name

Title: _____

By: _____
Signature

_____
Print name

Title: _____

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

Rev. 11/23

COST PROPOSAL TO THE

City of Pleasanton

General Civil Engineering Services

April 28, 2026



3875 Hopyard Road, Suite 141
Pleasanton, California 94588
Phone: 925.931.0370
Fax: 925.931.0388
www.csgengr.com
CSG CONSULTANTS
Employee-Owned

12 | COST PROPOSAL

CSG Consultants' fee schedule for proposed services is provided below.

PERSONNEL / ROLE	YEAR ONE
Administrative Assistant	$120
Engineering Intern	$150
Assistant Engineer	$190
Associate Engineer	$230
Structural Engineer	$280
Associate Surveyor	$220
Senior Engineer	$260
Senior Land Surveyor	$255
Senior Structural Engineer	$300
Principal Engineer	$300
Senior Principal Engineer	$325
Two-Person Survey Crew	$475
Assistant Project Manager	$190
Project Manager	$245
Senior Project Manager	$260
Office Engineer	$190
Construction Inspector	$210
Senior Construction Inspector	$218
Assistant Resident Engineer	$218
Resident Engineering / Construction Manager	$276
Structural Representative	$276

Terms

- *All hourly rates include overhead costs including but not limited to salaries, benefits, workers' compensation insurance, local travel, and miscellaneous office expenses.*
- *Overtime services and services provided outside of normal business hours will be billed at 1.5x the applicable hourly rate.*
- *On July 1 of each year following the contract start year, CSG will initiate an hourly rate increase based on change in CPI for the applicable region.*
- *CSG will mail/email an invoice every month for services rendered during the previous month. Unless otherwise agreed, payment terms are 30 days from receipt of invoice.*
- *Markup on ODCs and subconsultants to be capped at 10%.*

- ❑ Exhibit A
- ❑ Certificate(s) of Insurance
- ❑ Professional Liability

DESIGN PROFESSIONAL SERVICES AGREEMENT

THIS DESIGN PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into July 1, 2026, between the City of Pleasanton, a municipal corporation ("City"), and Bellecci & Associates, Inc. dba Sanbell-Bay Area whose address is 7077 Koll Center Parkway, Suite 210 Pleasanton, CA 94566, and telephone number is (925) 685-4569, ("Consultant").

RECITALS

A. Consultant is qualified and experienced in providing on-call civil engineering services for the purposes specified in this Agreement.

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

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

1. **Consultant's Services**. Consultant shall provide on-call civil engineering services for the City of Pleasanton as requested by the Public Works Department, Engineering Division, pursuant to individual Work Authorizations. This Agreement does not obligate the City to utilize Consultant exclusively for these services, and the City reserves the right to select other consultants for these services based on City need. City guarantees no level of work to be directed.

2. **City Assistance**. In order to assist Consultant in this work, City shall provide, if necessary, archive drawings and reports, related to existing City's facilities, aerial photography, City's standard specifications and design guides, answering non-technical questions during bid period, reviewing all consultant's deliverables and providing comments in a timely manner, AutoCAD files for City's title block and standards and record drawings related to the City's existing utilities.

3. **Staff**. Consultant shall assign Daniel Leary, PE, PTOE, QSD to serve as project manager, who may not be replaced without written consent of City.

4. **Term**. Time is of the essence. Consultant shall begin work July 1, 2026. The work as described in Exhibit A, Scope of Work, shall be completed by June 30, 2029.

5. **Compensation**. For the as-needed services to be rendered, City shall pay consultant on a time-and-materials basis for a not-to-exceed total of $500,000 for the term of the Agreement.

As for each work authorization. compensation for services and reimbursement for costs shall not exceed the amount set in each executed Work Authorization unless the parties agree pursuant to Section 8, below.

For the services to be rendered, City shall pay Consultant on a time and material basis based on hourly rates with annual adjustment capped at 4% annually as described more particularly in Exhibit A, which is attached and incorporated to the extent consistent with this Agreement. Annual adjustments will be based upon the CPI-U for the San Francisco Area as issued by the US Bureau of Labor Statistics and submitted prior to the end of the fiscal year for approval. Payment shall be made on a monthly basis upon receipt and approval of Consultant's invoice.

a. Invoices submitted to City must contain a brief description of work performed, percentage of work completed, percentage of Agreement time used, percentage of Agreement amount expended and City reference number _____. Payment shall be made within thirty (30) days of receipt of Consultant's invoice.

b. Upon completion of work and acceptance by City, Consultant shall have sixty (60) days in which to submit final invoicing for payment. An extension may be granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within sixty (60) days, or any extension thereof granted by the City, after the work is accepted by the City.

6. **Sufficiency of Consultant's Work**.

a. Services shall be performed by Consultant in accordance with generally accepted high professional practices and principles and in a manner consistent with a high level of care and skill ordinarily exercised under similar conditions by members of Consultant's profession currently practicing in California. By delivery of completed work, Consultant certifies that the work conforms to the requirements of this Agreement and all applicable federal, state and local laws and a high professional standard of care in California.

b. Consultant is responsible for making an independent evaluation and judgment of all conditions affecting performance of the work, including without limitation site conditions, existing facilities, seismic, geologic, soils, hydrologic, geographic, climatic conditions, applicable federal, state, and local laws and regulations, and all other contingencies or design considerations. Data, calculations, opinions, reports, investigations, and other similar information provided by the City relating to site, local, or other conditions is not warranted or guaranteed, either expressly or implied, by the City.

c. Consultant's responsibilities under this section shall not be delegated. Consultant shall be responsible to the City for acts, errors, or omissions of Consultant's subconsultants.

d. Whenever the scope of work requires or permits review, approval, conditional approval or disapproval by the City, it is understood that such review, approval, conditional approval or disapproval is solely for the purposes of administering this Agreement and

determining whether the Consultant is entitled to payment for such work, and not be construed as a waiver of any breach or acceptance by the City of any responsibility, professional or otherwise, for the work, and does not relieve the Consultant of responsibility for complying with the standard of performance or laws, regulations, industry standards, or from liability for damages caused by negligent acts, errors, omissions, noncompliance with high industry standards, or the willful misconduct of Consultant.

7. **Ownership of Work**. All reports, work data, plans, drawings, specifications, designs, photographs, images, works of authorship and all other documents completed or partially completed by Consultant in the performance of this Agreement ("materials") shall become the property of City. Consultant agrees that all copyrights which arise from creation of the work pursuant to this Agreement shall be vested in the City, and Consultant waives and relinquishes all claims to copyright or other intellectual property rights in favor of the City. All materials shall be delivered to the City upon completion or termination of the work under this Agreement. If any materials are lost, damaged or destroyed before final delivery to the City, the Consultant shall replace them at its own expense. Any and all copyrightable subject matter in all materials is hereby assigned to the City and the Consultant agrees to execute any additional documents that may be necessary to evidence such assignment. Consultant shall keep materials confidential and the materials shall not be used for purposes other than performance of services under this Agreement and shall not be disclosed to anyone not connected with these services, unless the City provides prior written consent.

8. **Changes**. City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

9. **Consultant's Status**. In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

10. **Labor Code/Prevailing Wages**. To the extent applicable, Consultant shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and payment of prevailing wages as determined by Director of the California Department of Industrial Relations. Consultant shall post, at each job site, a copy of the prevailing rate of per diem wages. Consultant shall forfeit fifty dollars ($50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subconsultant.

11. **Termination of Convenience of City**. The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

12. **Non-Assignability**. The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subconsultants.

13. **Indemnity and Hold Harmless**. To the fullest extent permitted by law (including, without limitation, California Civil Code §§ 2782, 2782.6 and 2782.8), Consultant shall defend (with legal counsel reasonably acceptable to the City), indemnify, and hold harmless, the City and its officers, agents and employees (collectively "Indemnitees") from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of Consultant or its Subconsultants), expense, and liability of every kind, nature and description (including, without limitation, incidental and consequential damages, court costs, attorneys' fees, litigation expenses and fees of expert consultants or expert witnesses incurred in connection therewith and costs of investigation) arising from, or alleged to have arisen from, pertain to, or relate to, directly or indirectly, in whole or in part, the negligence, reckless, or willful misconduct of the Consultant, any Subconsultant, anyone directly or indirectly employed by them, or anyone that they control (collectively "Liabilities") in the performance of its services under this Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, cost, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph. To the extent that there is an obligation to indemnify under this Section 13, Consultant shall be responsible for incidental and consequential damages resulting directly or indirectly, in whole or in part, from Consultant's negligence, reckless or willful misconduct.

Such obligations to defend, hold harmless and indemnify any Indemnitee shall not apply to the extent such Liabilities are caused by the sole negligence, active negligence or willful misconduct of such Indemnitee. Obligation to defend shall be proportionate as to Consultant's percentage of fault as provided in California Civil Code § 2782.8.

14. **Insurance**. During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. General Liability and Bodily Injury Insurance. Commercial general liability insurance with limits of at least $2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named additional insureds under the policy. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.

b. Automobile Liability Insurance. Automobile liability insurance with limits not less than $2,000,000 per person/per occurrence.

c. Workers' Compensation Insurance. Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least $1,000,000.

d. Professional Liability Insurance. Professional liability insurance in the amount of $2,000,000.

e. Certificate of Insurance. Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

f. Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.

g. Defense Costs. Coverage shall be provided on a "pay on behalf" of basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusions. These requirements do not apply to Professional Liability.

h. Subconsultants. Consultant shall include all subconsultants as insured under its polices or shall furnish separate certificates and endorsements for each subconsultant. All coverages for subconsultants shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

15. **Notices**. All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant:	Daniel Leary, PE Sanbell-Bay Area 7077 Koll Center Parkway, Ste. 210 Pleasanton, CA 94566	**To City:**	City Manager City of Pleasanton 123 Main Street, P.O. Box 520 Pleasanton, CA 94566

16. **Conformance to Applicable Laws**. Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

17. **Licenses, Certifications, Copyrights and Permits**. Prior to the City's execution of this Agreement and prior to the Consultant's engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant represents that its work will not unlawfully infringe any other copyrighted work. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

18. **Records and Audits**. Consultant shall maintain all records regarding this Agreement and the services performed for a period of three years from the date that final payment is made. At any time during normal business hours, the records shall be made available to the City to inspect and audit.

19. **Confidentiality**. Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City reports, information or conclusions.

20. **Conflicts of Interest**. Consultant covenants that other than this Agreement, Consultant has no financial interest with any official, employee or other representative of the City. Consultant and its principals do not have any financial interest in real property, sources of income or investment that would be affected in any manner by the performance of Consultant's services under this Agreement. If such an interest occurs, Consultant will immediately notify the City.

21. **Waiver**. In the event either City or Consultant at any time waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or of any other covenant, condition or obligation.

22. **Governing Law**. California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

23. **Attorney's Fees**. The prevailing party in any action brought to enforce or construe the terms of this Agreement may recover from the other party its reasonable costs and attorney's fees expended in connection with such an action.

24. **No Personal Liability**. No official or employee of City shall be personally liable to Consultant in the event of any default or breach by the City or for any amount due Consultant.

25. **Counterparts and Electronic Signatures**. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other

applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

26. **Scope of Agreement**. This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

THIS AGREEMENT is executed the date first above written.

CITY OF PLEASANTON

_____
Gerry Beaudin, City Manager

ATTEST:

_____
Jocelyn Kwong, City Clerk

Approved as to form:

_____
Daniel G. Sodergren, City Attorney

CONSULTANT

By: _____
Signature

_____
Print name

Title: _____

By: _____
Signature

_____
Print name

Title: _____

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

Rev. 11/23

Billing Rates



Jan 1, 2026 to Dec 31, 2026

Engineering Services	
Engineering Technician/Intern	$108
Staff Engineer I	$146
Staff Engineer II	$162
Staff Engineer III	$176
Staff Engineer IV	$190
Project Engineer I	$184
Project Engineer II	$224
Project Manager II	$224
Senior Engineer I	$228
Senior Engineer II / Senior Project Manager	$242
Principal Engineer I	$260
Principal Engineer II	$288
Construction Services	
Public Works Inspector	$176
Senior Public Works Inspector	$190
Public Works Inspector Assistant	$146
Construction Manager	$228
Administrative	$116
Resident Engineer	$224
Land Surveying Services	
Safety Monitor/Flag Person	$128
Staff Surveyor I	$146
Staff Surveyor II	$176
Staff Surveyor III	$184
Professional Land Surveyor I	$240
Professional Land Surveyor II	$256
Survey, Party Chief II	$196
Survey, Journeyman Rodman	$130
Survey, Apprentice I	$84
Survey, Apprentice II	$90
Survey, Apprentice III	$110
Survey, Apprentice IV	$126
2-Man Survey Crew	$326
3-Man Survey Crew	$436
Drone Photography/Videography	$240
Graphic Artist	$154
Legal & Expert Services	
Document Review and Case Meetings	$270
Depositions and Trial Testimony	$446

Client authorized overtime work will be charged at 135% of the standard hourly
*** billing rates to increase 4% per year, beginning on January 1

Expenses	
Bond	$0.50/SF
Mylar	$18/SF
Large Format Color Presentation	$3.00/SF
Company Vehicle at Site	$16/hr
Color Copies - 8.5x11	$1.50/EA
Color Copies - 11x17	$2.5/EA
Other Direct Project Expenses	Cost + 10%
Subcontractors	Cost + 10%
Outside Printing & Delivery Service	Cost + 10%

Annual adjustment capped at 4% annually as described more particularly in Exhibit A, which is attached and incorporated to the extent consistent with this Agreement. Annual adjustments will be based upon the CPI-U for the San Francisco Area as issued by the US Bureau of Labor Statistics and submitted prior to the end of the fiscal year for approval.

- ❑ Exhibit A
- ❑ Certificate(s) of Insurance
- ❑ Professional Liability

DESIGN PROFESSIONAL SERVICES AGREEMENT

THIS DESIGN PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into July 1, 2026, between the City of Pleasanton, a municipal corporation ("City"), and Wilsey Ham whose address is 3130 La Selva Street, Suite 100 San Mateo, CA 94403 Pleasanton, CA 94566, and telephone number is (650) 349-3151, ("Consultant").

RECITALS

A. Consultant is qualified and experienced in providing on-call civil engineering services for the purposes specified in this Agreement.

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

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

1. **Consultant's Services**. Consultant shall provide on-call civil engineering services for the City of Pleasanton as requested by the Public Works Department, Engineering Division, pursuant to individual Work Authorizations. This Agreement does not obligate the City to utilize Consultant exclusively for these services, and the City reserves the right to select other consultants for these services based on City need. City guarantees no level of work to be directed.

2. **City Assistance**. In order to assist Consultant in this work, City shall provide, if necessary, archive drawings and reports, related to existing City's facilities, aerial photography, City's standard specifications and design guides, answering non-technical questions during bid period, reviewing all consultant's deliverables and providing comments in a timely manner, AutoCAD files for City's title block and standards and record drawings related to the City's existing utilities.

3. **Staff**. Consultant shall assign Brandon Davis, PE to serve as project manager, who may not be replaced without written consent of City.

4. **Term**. Time is of the essence. Consultant shall begin work July 1, 2026. The work as described in Exhibit A, Scope of Work, shall be completed by June 30, 2029.

5. **Compensation**. For the as-needed services to be rendered, City shall pay consultant on a time-and-materials basis for a not-to-exceed total of $500,000 for the term of the Agreement.

As for each work authorization. compensation for services and reimbursement for costs shall not exceed the amount set in each executed Work Authorization unless the parties agree pursuant to Section 8, below.

For the services to be rendered, City shall pay Consultant on a time and material basis based on hourly rates with annual adjustment capped at 4% annually as described more particularly in Exhibit A, which is attached and incorporated to the extent consistent with this Agreement. Annual adjustments will be based upon the CPI-U for the San Francisco Area as issued by the US Bureau of Labor Statistics and submitted prior to the end of the fiscal year for approval. Payment shall be made on a monthly basis upon receipt and approval of Consultant's invoice.

a. Invoices submitted to City must contain a brief description of work performed, percentage of work completed, percentage of Agreement time used, percentage of Agreement amount expended and City reference number _____. Payment shall be made within thirty (30) days of receipt of Consultant's invoice.

b. Upon completion of work and acceptance by City, Consultant shall have sixty (60) days in which to submit final invoicing for payment. An extension may be granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within sixty (60) days, or any extension thereof granted by the City, after the work is accepted by the City.

6. **Sufficiency of Consultant's Work**.

a. Services shall be performed by Consultant in accordance with generally accepted high professional practices and principles and in a manner consistent with a high level of care and skill ordinarily exercised under similar conditions by members of Consultant’s profession currently practicing in California. By delivery of completed work, Consultant certifies that the work conforms to the requirements of this Agreement and all applicable federal, state and local laws and a high professional standard of care in California.

b. Consultant is responsible for making an independent evaluation and judgment of all conditions affecting performance of the work, including without limitation site conditions, existing facilities, seismic, geologic, soils, hydrologic, geographic, climatic conditions, applicable federal, state, and local laws and regulations, and all other contingencies or design considerations. Data, calculations, opinions, reports, investigations, and other similar information provided by the City relating to site, local, or other conditions is not warranted or guaranteed, either expressly or implied, by the City.

c. Consultant’s responsibilities under this section shall not be delegated. Consultant shall be responsible to the City for acts, errors, or omissions of Consultant’s subconsultants.

d. Whenever the scope of work requires or permits review, approval, conditional approval or disapproval by the City, it is understood that such review, approval, conditional

approval or disapproval is solely for the purposes of administering this Agreement and determining whether the Consultant is entitled to payment for such work, and not be construed as a waiver of any breach or acceptance by the City of any responsibility, professional or otherwise, for the work, and does not relieve the Consultant of responsibility for complying with the standard of performance or laws, regulations, industry standards, or from liability for damages caused by negligent acts, errors, omissions, noncompliance with high industry standards, or the willful misconduct of Consultant.

7. **Ownership of Work**. All reports, work data, plans, drawings, specifications, designs, photographs, images, works of authorship and all other documents completed or partially completed by Consultant in the performance of this Agreement ("materials") shall become the property of City. Consultant agrees that all copyrights which arise from creation of the work pursuant to this Agreement shall be vested in the City, and Consultant waives and relinquishes all claims to copyright or other intellectual property rights in favor of the City. All materials shall be delivered to the City upon completion or termination of the work under this Agreement. If any materials are lost, damaged or destroyed before final delivery to the City, the Consultant shall replace them at its own expense. Any and all copyrightable subject matter in all materials is hereby assigned to the City and the Consultant agrees to execute any additional documents that may be necessary to evidence such assignment. Consultant shall keep materials confidential and the materials shall not be used for purposes other than performance of services under this Agreement and shall not be disclosed to anyone not connected with these services, unless the City provides prior written consent.

8. **Changes**. City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

9. **Consultant's Status**. In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

10. **Labor Code/Prevailing Wages**. To the extent applicable, Consultant shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and payment of prevailing wages as determined by Director of the California Department of Industrial Relations. Consultant shall post, at each job site, a copy of the prevailing rate of per diem wages. Consultant shall forfeit fifty dollars ($50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subconsultant.

11. **Termination of Convenience of City**. The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

12. **Non-Assignability**. The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subconsultants.

13. **Indemnity and Hold Harmless**. To the fullest extent permitted by law (including, without limitation, California Civil Code §§ 2782, 2782.6 and 2782.8), Consultant shall defend (with legal counsel reasonably acceptable to the City), indemnify, and hold harmless, the City and its officers, agents and employees (collectively "Indemnitees") from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of Consultant or its Subconsultants), expense, and liability of every kind, nature and description (including, without limitation, incidental and consequential damages, court costs, attorneys' fees, litigation expenses and fees of expert consultants or expert witnesses incurred in connection therewith and costs of investigation) arising from, or alleged to have arisen from, pertain to, or relate to, directly or indirectly, in whole or in part, the negligence, reckless, or willful misconduct of the Consultant, any Subconsultant, anyone directly or indirectly employed by them, or anyone that they control (collectively "Liabilities") in the performance of its services under this Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, cost, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph. To the extent that there is an obligation to indemnify under this Section 13, Consultant shall be responsible for incidental and consequential damages resulting directly or indirectly, in whole or in part, from Consultant's negligence, reckless or willful misconduct.

Such obligations to defend, hold harmless and indemnify any Indemnitee shall not apply to the extent such Liabilities are caused by the sole negligence, active negligence or willful misconduct of such Indemnitee. Obligation to defend shall be proportionate as to Consultant's percentage of fault as provided in California Civil Code § 2782.8.

14. **Insurance**. During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. General Liability and Bodily Injury Insurance. Commercial general liability insurance with limits of at least $2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named additional insureds under the policy. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.

b. Automobile Liability Insurance. Automobile liability insurance with limits not less than $2,000,000 per person/per occurrence.

c. Workers' Compensation Insurance. Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least $1,000,000.

d. Professional Liability Insurance. Professional liability insurance in the amount of $2,000,000.

e. Certificate of Insurance. Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

f. Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.

g. Defense Costs. Coverage shall be provided on a "pay on behalf" of basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusions. These requirements do not apply to Professional Liability.

h. Subconsultants. Consultant shall include all subconsultants as insured under its polices or shall furnish separate certificates and endorsements for each subconsultant. All coverages for subconsultants shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

15. **Notices**. All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant:	Brandon Davis, PE Wilsey Ham 3130 La Selva Street, Suite 100 San Mateo, CA 94403	**To City:**	City Manager City of Pleasanton 123 Main Street, P.O. Box 520 Pleasanton, CA 94566

16. **Conformance to Applicable Laws**. Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

17. **Licenses, Certifications, Copyrights and Permits**. Prior to the City's execution of this Agreement and prior to the Consultant's engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant represents that its work will not unlawfully infringe any other copyrighted work. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

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22. **Governing Law**. California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

23. **Attorney's Fees**. The prevailing party in any action brought to enforce or construe the terms of this Agreement may recover from the other party its reasonable costs and attorney's fees expended in connection with such an action.

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applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

26. **Scope of Agreement**. This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

THIS AGREEMENT is executed the date first above written.

CITY OF PLEASANTON		**CONSULTANT**
_____	By:	_____
Gerry Beaudin, City Manager		Signature
		_____
		Print name
ATTEST:		
_____		
Jocelyn Kwong, City Clerk	Title:	_____
Approved as to form:		
_____	By:	_____
Daniel G. Sodergren, City Attorney		Signature
		_____
		Print name
	Title:	_____

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

Rev. 11/23

WILSEY HAM
A WHB COMPANY

2026 Charge Rate Fee Schedule

The compensation of Wilsey Ham for work done will be on the basis of an hourly charge rate, plus expenses incurred and will be the sum of all the items set forth below:

Personnel Services	Hourly Rates
Senior Principal Engineer/Surveyor	$ 357
Principal Engineer/Surveyor	$ 336
Senior Supervising Engineer/Surveyor	$ 320
Supervising Engineer/Surveyor	$ 305
Managing Engineer/Surveyor	$ 286
Project Engineer IV/Surveyor IV, Senior Engineer/Surveyor	$ 268
Project Engineer III/Surveyor III	$ 249
Staff Engineer II/Surveyor II	$ 226
Staff Engineer I/Surveyor I	$ 210
Associate Engineer/Surveyor	$ 194
Assistant Engineer/Surveyor	$ 184
Senior Designer/Senior Technician	$ 189
Designer II/Survey Technician II	$ 178
Designer I/Survey Technician I	$ 162
CAD Operator II/Drafter II	$ 168
CAD Operator/Survey Technician/Drafter	$ 131
2-Person Survey Crew	$ 398
1-Person Survey Crew	$ 199
Senior Administrator/Contracts	$ 168
Administrative Assistant III/Senior Project Coordinator	$ 136
Administrative Assistant II/Project Coordinator	$ 110
Administrative Assistant I/Office Support	$ 94
Supervising Senior Construction Manager	$ 289
Senior Construction Manager	$ 241
Construction Manager II	$ 226
Construction Manager I	$ 205
Associate Construction Manager	$ 173
Assistant Construction Manager	$ 150
Supervising Senior Construction Inspector	$ 257
Senior Construction Inspector	$ 241
Construction Inspector	$ 220
Senior Construction Document Controls Specialist	$ 157
Construction Document Controls Specialist	$ 136

Effective through December 31, 2026 and subject to revision annually thereafter.

- **Reimbursable Expenses:**
  a. Travel and subsistence expenses paid to or on behalf of employees on business connected with the project, plus a markup charge of **10%**.
  b. Seventy cents ($0.70) per mile, or the current rate allowable set by the Internal Revenue Service for use of company passenger vehicles, and eighteen dollars (**$18.00**) per hour for use of vehicles carrying field survey equipment and supplies or used for field inspection and supervision.
  c. The cost of materials, supplies, reproduction, agency filing fees, communication expense or other services, plus a markup charge of **10%**.
  d. Invoice cost of services and expenses charged to Wilsey Ham by outside consultants, professional or technical firms engaged in connection with the project, plus a handling charge of **10%**.

CITY COUNCIL AGENDA REPORT

June 2, 2026
Public Works - Utilities Division

TITLE: APPROVE THE PROPOSED SEWER RATE STRUCTURE, SEWER RATE, AND UPDATED SEWER CONNECTION FEES TO SUPPORT IMPLEMENTATION OF THE SEWER RATE STUDY'S FINANCIAL PLAN SCENARIO 1 - MAINTAIN

SUMMARY

The City of Pleasanton owns and operates a sanitary sewer collection system serving approximately 21,000 service connections and conveying wastewater to the Dublin San Ramon Services District (DSRSD) and the City of Livermore (for the Ruby Hill service area) for treatment and disposal.

In 2025, the City completed its Sewer System Management Plan (SSMP) and a long-term sewer Capital Improvement Program (CIP) to guide sewer program management, support infrastructure sustainability, and reduce the risk of sewer overflows. To maintain financial sustainability as the SSMP is implemented, the City is conducting the 2026 Sewer Rate Study (Rate Study) to evaluate the sewer enterprise's financial condition and develop cost-based, equitable rates that recover the cost of service across customer classes.

On February 17, 2026, the City Council adopted Scenario 1 – Maintain as the financial planning framework for the Rate Study. On April 21, 2026, staff conducted a workshop with the City Council to present the sewer rate structure and preliminary findings of the sewer rate study, including an overview of the proposed sewer rates necessary to implement the Rate Study financial plan's Maintain Scenario. During the workshop, staff provided information for City Council consideration, including updating sewer rates for condominium and multifamily residential customers to establish a consistent rate structure aligned with DSRSD methodology, revising the sewer rate methodology for commercial and industrial customers to align with DSRSD by providing one collection rate regardless of business classification, continuing the distinction between non-metered and submetered Pleasanton Unified School District customers, and discussing the existing sewer rate discount applied to Ruby Hill customers.

Based on the feedback from the City Council, staff is requesting approval of the proposed sewer rate structure and sewer rates necessary to implement the Rate Study's Maintain Scenario. Staff is also recommending and seeking council approval to update connection fees to support the Maintain Scenario. Approval of these actions will allow staff to finalize the Rate Study, complete the required Proposition 218 noticing and hearing process, and return to City Council for final consideration of rate adoption, with updated rates proposed to take effect on January 1, 2027. Connection fees are not subject to the Proposition 218 process. However, obtaining City Council approval of the updated connection fees concurrently with the sewer rate adjustments, effective January 2027, is essential to support the long-term financial sustainability of the sewer enterprise program.

RECOMMENDATION

Approve the proposed sewer rate structure, sewer rates, and updated sewer connection fees needed to implement the Rate Study Financial Plan's Scenario 1 – Maintain, including:

1. Update the sewer rates for condominium and multifamily homes to be the same, consistent with DSRSD methodology;
2. Revise the sewer rate methodology for commercial and industrial customers to align with DSRSD by providing one collection rate regardless of business classification; and
3. Continue differentiating between non-submetered and submetered Pleasanton Unified School District customers.

BACKGROUND

The City owns and operates a sewer collection system consisting of approximately 253 miles of gravity sewers, 4.9 miles of force mains, eight siphons, 11 active pump stations, and approximately 21,000 service connections. Average dry-weather flow is approximately 6 million gallons per day (MGD).

The City has agreements with the Dublin San Ramon Services District (DSRSD) and the City of Livermore, for the Ruby Hill service area, for wastewater treatment and is a member of the Livermore-Amador Valley Water Management Agency (LAVWMA) for disposal of treated wastewater. The City also has an agreement with Alameda County, which allows sewage flows from the County's Castlewood Service Area to be conveyed through the City's collection system for treatment at DSRSD.

Historically, the City has relied on Consumer Price Index (CPI) increases to raise sewer revenue. This approach has not generated the resources needed to adequately maintain and rehabilitate aging infrastructure or keep up with increasing operational and regulatory demands. As a result, operating costs have been withdrawing from the sewer enterprise fund balance every year. With aging infrastructure experiencing higher failure rates and increasing regulatory requirements, it is very important that the City establish a justifiable sewer rate that supports the system's critical infrastructure needs in the coming years and meets State regulatory requirements for managing the sanitary sewer system.

On June 17, 2025, the City Council approved the City's 2025 Sewer System Management Plan (SSMP), a living document required by the State Water Resources Control Board (SWRCB) that provides the framework for managing the sewer program. The SSMP identified the need for the City to establish a complete and comprehensive sewer management program that supports required operations and maintenance (O&M), repair and replacement (R&R), and capital improvement program (CIP) projects to meet the minimum State requirements for effective sewer system management and to maintain compliance with all sanitary sewer regulatory requirements. As required in the SSMP, the City developed a long-term sewer CIP identifying critical infrastructure needs over the next 20 years, which the City Council approved on November 4, 2025.

To support financial sustainability during SSMP implementation, the City retained a utility rate consulting firm, Water Resources Economics, LLC (WRE), to prepare the 2026 Sewer Rate Study. The Rate Study will develop cost-based, fair, and legally defensible sewer rates and connection fees that adequately fund the sewer program.

The proposed sewer rates and fees have been developed with the following objectives:

- Maintaining financial sufficiency to support ongoing O&M and CIP needs to implement the SSMP;
- Aligning City collection rates with cost-of-service principles;
- Simplifying the rate structure to improve transparency and consistency with peer agencies; and
- Updating connection fees to equitably recover costs imposed by new development.

The Rate Study objectives are:

- Maintain financial sufficiency for O&M and CIP needs to implement the SSMP through a five-year financial plan for fiscal year (FY) 2026 through FY 2030;
- Stabilizing system condition over the five-year planning horizon (FY 2026 to FY 2030);
- Develop a four-year sewer rate schedule for FY 2027 through FY 2030, with rates effective January 1, 2027, and July 1 at the start of each subsequent fiscal year;
- Align collection rates with cost-of-service principles through an updated cost-of-service analysis;
- Simplify the rate structure to improve transparency and consistency with peer agencies; and
- Updating connection fees to equitably recover costs imposed by new development.

On February 17, 2026, the City Council reviewed three implementation scenarios and adopted Scenario 1 — Maintain, which provides a balanced approach between near-term improvements and long-term risk. Staff was directed to return in spring 2026 to review rate impacts and policy issues needed to finalize the Rate Study and prepare for Proposition 218 noticing.

On April 21, 2026, the City Council held a workshop to review proposed sewer rates, rate structure options, and policy considerations necessary to complete the Rate Study and prepare for the Proposition 218 process. At the workshop, the City Council expressed support for the proposed rate structure changes. If the recommendations in this report are approved, staff will return to the City Council in July 2026 with the final Rate Study Report and a request to initiate the Proposition 218 noticing process. The proposed sewer rates would take effect on January 1, 2027.

DISCUSSION

On February 17, 2026, the City Council adopted the Rate Study - Maintain financial planning scenario for the sanitary sewer program. The Maintain Scenario is intended to stabilize system conditions over a five-year period, FY 2026 through FY 2030, by providing the funding needed for improved O&M and prioritized capital improvements consistent with the SSMP and long-term sewer CIP, while managing rate impacts to the extent feasible.

This scenario represents the minimum level of investment needed to meet State regulatory requirements for effective sewer system management as defined under the City Council-approved Sewer System Management Plan (SSMP) submitted to the State in July 2025.

Over the next four years, the Maintain Scenario will focus on establishing and implementing critical programs for the inspection, maintenance, and repair of the City's sanitary sewer system. These efforts include system-wide sewer flushing; manhole, force main, and lift station inspection and maintenance; development of a comprehensive fats, oils, and grease (FOG) inspection, prevention, and maintenance program; establishment of emergency response plans; enhanced staff training; and replacement of vehicles and equipment necessary to effectively monitor, operate, and maintain the City's sanitary sewer infrastructure.

Under the Maintain Scenario, planned capital improvements will be implemented in accordance with the City Council-approved Sewer CIP, which was adopted in 2025 based on the SSMP. This program provides the framework for prioritizing and delivering system rehabilitation and replacement projects to maintain regulatory compliance and long-term infrastructure reliability. Over the course of the four-year sewer rate study period, it is typical that staff may need to make adjustments to the 10-year Sewer CIP to address unforeseen conditions, evolving system needs, or emerging regulatory requirements. In such cases, staff will bring forward updates for Council consideration through the annual budget process or the City's overall CIP programming cycle.

To implement the Maintain scenario, the sewer enterprise requires additional funding from both rate revenue and debt financing to support ongoing operations, deliver planned capital improvements, and maintain key financial performance metrics (including reserve balances and debt coverage requirements). The funding requirements for the Maintain scenario include:

- $27.4 million in additional rate revenue
- $28.0 million in debt financing

Financial Plan Changes

Following City Council direction, staff refined the timing of O&M costs, CIP implementation, and associated debt issuances to better align with financial advisor recommendations that would put the City in a better position for bond issuance. These updates improve financial feasibility while maintaining the planned investment level. While costs and debt issuance were rephased within the five-year planning period, the total funding needs (additional rate revenue and proposed debt financing) and the Maintain Scenario's goal of stabilizing system conditions by the end of the planning period remain unchanged. A revised Maintain Scenario CIP was approved by the City Council on May 19, 2026, as part of the mid-term budget process.

Based on the financial plan, Table 1 summarizes the revenue changes needed to implement the Maintain Scenario adopted by the City Council. For context, the current City portion of a typical residential service sewer bill is $31.70 per bimonthly billing cycle. The year 1 rate revenue adjustment would increase those sewer bills by approximately $12.65 per month. The estimated impact by customer classification as a percentage is shown in Table 2.

Table 1. Projected Sewer Revenue Adjustments FY 2027- FY 2030

Fiscal Year	2027	2028	2029	2030
Rate Revenue Adjustment	100%	10%	10%	10%
Month Effective	January	July	July	July

Cost of Service Methodology

The cost-of-service analysis allocates the City's sewer collection costs among customer classes based on each class's estimated contribution to wastewater flows. This approach is consistent with industry best practices and is intended to ensure that rates are proportional to the cost of providing service. This is the first time Pleasanton sewer rates have been comprehensively evaluated with a cost-of-service study designed to right-size and more equitably distribute costs across customer classes. For many years, the City relied on consumer price index (CPI)-based adjustments, which did not generate sufficient revenue to operate, maintain, and rehabilitate the sewer system.

Estimated wastewater flows were developed as follows:

- **Residential Customers:** Wastewater flow was estimated using average household size by unit type, based on American Community Survey data, and a City-specific indoor water use assumption of 51 gallons per capita per day.
- **Non-Residential Customers:** Wastewater flow was estimated using FY 2025 water use data, which provides a representative basis for evaluating customer demand patterns. To better reflect indoor water use, which most closely correlated with sewer flows, a return factor was applied based on the ratio of average winter water use to average annual water use.

Winter usage is commonly used as a proxy for indoor demand, as it generally excludes outdoor irrigation, allowing for a more accurate estimate of wastewater flow for commercial, industrial, and institutional customers.

Cost Allocation Results

Based on this methodology, total system costs were allocated to customer classes in proportion to their estimated wastewater flow contributions. Updated water use data and refined flow assumptions more accurately reflect current usage patterns. Overall, the updated allocation better aligns costs with sewer system use across customer classes and supports a cost-of-service-based rate structure.

The analysis indicates that a portion of system costs and overall usage has shifted from residential and institutional customers to commercial and industrial customers. Such changes are typical over time and highlight the importance of periodically updating cost-of-service studies.

Proposed Sewer Rate Structure Changes

The proposed sewer rate structure is designed to align with cost-of-service principles, simplify the current structure, and improve consistency with peer agencies, making sewer bills easier for customers to understand.

The proposed changes include:

- **Residential:** Combine condominium and multifamily customers into a single rate category.
- **Commercial/Industrial:** Establish a single uniform collection rate across all business

classifications and apply a minimum charge.
- **Institutional (School):** Continue to distinguish between submetered and non-submetered PUSD customer rates.

These updates simplify the sewer rate structure while retaining customer class differences, which were supported by measurable differences in water usage and wastewater flow characteristics.

Proposed Pleasanton Sewer Rates

The proposed sewer rates are designed to meet the financial plan's revenue requirements and reflect the updated cost-of-service results and proposed rate structure changes. Rates have been developed to ensure that the sewer enterprise remains financially sustainable over the study period while meeting the sewer program's needs. Table 2 reflects the proposed sewer rates by customer category effective January 1, 2027. The rates in this table do not include DSRSD and Livermore sanitary charges, which are a direct pass-through cost to Pleasanton customers.

Table 2. Proposed Pleasanton Sewer Rates Effective January 1, 2027 (Excludes DSRSD and Livermore Charges)

Proposed Sewer Rates	Current	FY 2027	FY 2028	FY 2029	FY 2030
Bi-Monthly Residential Charges					
Single Family	$31.70	$57.03	$62.74	$69.02	$75.93
Single Family w/ 2nd Residence	$48.28	$96.53	$106.19	$116.81	$128.50
Condo	$21.77	$39.51	$43.47	$47.82	$52.61
Multi-Family	$16.58	$39.51	$43.47	$47.82	$52.61
Bi-Monthly Commercial/Industrial Charges (Proposed Classifications)					
All Commercial/Industrial Customers		$4.08	$4.49	$4.94	$5.44
Minimum Charge		$39.51	$43.47	$47.82	$52.61
Commercial (Current Classifications)*					
Auto Steam Cleaning	$1.79	$4.08	$4.49	$4.94	$5.44
Bakery	$1.78	$4.08	$4.49	$4.94	$5.44
Laundry	$1.79	$4.08	$4.49	$4.94	$5.44
Grocery with Disposal	$1.71	$4.08	$4.49	$4.94	$5.44
Mortuary	$2.09	$4.08	$4.49	$4.94	$5.44
Restaurant, Fast Food	$1.67	$4.08	$4.49	$4.94	$5.44
Restaurant, Full Service	$1.67	$4.08	$4.49	$4.94	$5.44
All Other	$1.51	$4.08	$4.49	$4.94	$5.44
Institutional					
Schools, Submetered	$1.46	$2.03	$2.24	$2.47	$2.72
Schools, Not Submetered	$0.95	$0.88	$0.97	$1.07	$1.18

* In the proposed rate structure, all Commercial/Industrial customers will be charged the same unit rate.

Customer Impacts

Impacts were evaluated by comparing current bills to projected bills under the proposed rates for residential and non-residential customers. In the analysis, staff evaluated the impact of customers on the City's sewer collection costs. A second customer impact analysis was

performed using combined bills that included Pleasanton collection charges and treatment costs from DSRSD or Livermore. Treatment costs are shown using current FY 2026 rates and proposed FY 2027 rates to provide a comprehensive view of total sewer service costs. The result of this analysis is summarized in Table 3 — Analysis of Pleasanton Sewer Bill Changes by Customer Classification.

For single-family homes, the combined bimonthly sewer bill would increase from $93.28 to $122.61, a difference of $29.33 per bimonthly billing cycle. In the Ruby Hill neighborhood, a single-family home would see its bimonthly bill increase from $166.68 to $213.01, a difference of $46.33. Ruby Hill customers pay a higher sewer cost for sewer services compared to other Pleasanton customers because their wastewater is collected by both Pleasanton and Livermore's collection systems and then treated by Livermore's wastewater treatment facility. By comparison, most other Pleasanton customers pay Pleasanton collection charges and DSRSD treatment charges. As a result, Ruby Hill customers pay for two collection systems in addition to treatment costs, while most other customers pay for one collection system plus treatment.

For commercial and industrial customers, classifications would be updated to align with the DSRSD rate structure, with charges based on actual usage at a single unit rate and a minimum charge equal to the multi-family rate. This is a significant change from the current rate structure and is based on industry best practices and consideration that wastewater collected from commercial and industrial customers costs the same to move, regardless of source. Some customers who have historically had lower unit rates would see a larger increase than others based on their typical usage patterns. Under the proposed FY 2027 rates, a typical office or retail customer, categorized as "All-Other," would see its combined sewer bill increase from $469.06 to $740.72, a difference of $271.66. Additionally, a typical full-service restaurant, using 154 units of water, would see its bimonthly sewer bill increase from $1,239 to $1,703, a difference of $463. These two commercial/industrial customer classifications are the first and second most common, respectively.

Schools would continue to be differentiated based on whether they are submetered (separate irrigation and domestic water meters) versus non-submetered (combined water meters). Under the proposed FY 2027 increase, submetered schools with an average usage of 172 units per bimonthly billing cycle would see their bimonthly sewer bill increase from $849.68 to $1,002.76, a difference of $153.08 per billing cycle. Non-submetered schools with average usage of 1,394 units per billing cycle would see their bimonthly sewer bill increase from $6,175.42 to $6,523.92, a difference of $348.50 per billing cycle.

This update aligns with industry standards and is supported by the financial analysis and cost-of-service study. Total sewer bill costs are shown in Table 3 using current FY 2026 rates and proposed FY 2027 rates to provide a comprehensive view of total sewer service costs.

Table 3. Analysis of Sewer Bill Changes by Customer Classification

Residential Customers	Current Collection Bill	Proposed Collection Bill	Difference ($)	Current Combined Bill	Proposed Combined Bill	Difference ($)
Pleasanton / DSRSD						
Single Family	$31.70	$57.03	$25.33	$93.28	$122.61	$29.33
Single Family w/ 2nd Residence	$48.28	$96.53	$48.25	$156.56	$227.70	$71.14
Condo	$21.77	$39.51	$17.74	$68.46	$90.67	$22.21
Multi-Family	$16.58	$39.51	$22.93	$63.27	$90.67	$27.40
Ruby Hill / Livermore						
Single Family	$31.70	$57.03	$25.33	$166.68	$213.01	$46.33

Non-Residential Customers	Average Bi-Monthly Use (ccf)	Current Collection Bill	Proposed Collection Bill	Difference ($)	Current Combined Bill	Proposed Combined Bill	Difference ($)
Auto Steam Cleaning	24	$42.96	$97.92	$54.96	$242.16	$315.36	$73.20
Bakery	221	$393.38	$901.68	$508.30	$2,227.68	$2,903.94	$676.26
Laundry	20	$35.80	$81.60	$45.80	$105.40	$157.60	$52.20
Grocery with Disposal	171	$292.41	$697.68	$405.27	$1,515.06	$2,067.39	$552.33
Mortuary	15	$31.35	$61.20	$29.85	$138.60	$181.35	$42.75
Restaurant, Fast Food	97	$161.99	$395.76	$233.77	$686.76	$970.00	$283.24
Restaurant, Full Service	154	$257.18	$628.32	$371.14	$1,239.70	$1,703.24	$463.54
All Other	94	$141.94	$383.52	$241.58	$469.06	$740.72	$271.66
Schools, Submetered	172	$251.12	$349.16	$98.04	$849.68	$1,002.76	$153.08
Schools, Not Submetered	1,394	$1,324.30	$1,226.72	($97.58)	$6,175.42	$6,523.92	$348.50

Sewer Rate Survey

A sewer rate survey compared Pleasanton's combined collection and treatment bills with peer agencies in the Tri-Valley area for single-family residential customers and average commercial/industrial customers. The analysis indicates that, after implementation of the proposed rates, Pleasanton's combined sewer bills would generally remain within the range of peer agencies, dependent on customer type. Figure 1 reflects the sewer rate survey for single-family homes, Figure 2 reflects the sewer rate survey for a typical full-service restaurant, and Figure 3 reflects the sewer rate survey for a typical submetered school customer. Each figure shows combined collection and treatment rates for Pleasanton/DSRSD customers.

Figure 1. Tri-Valley Sewer Rate Survey for Single-Family Customers

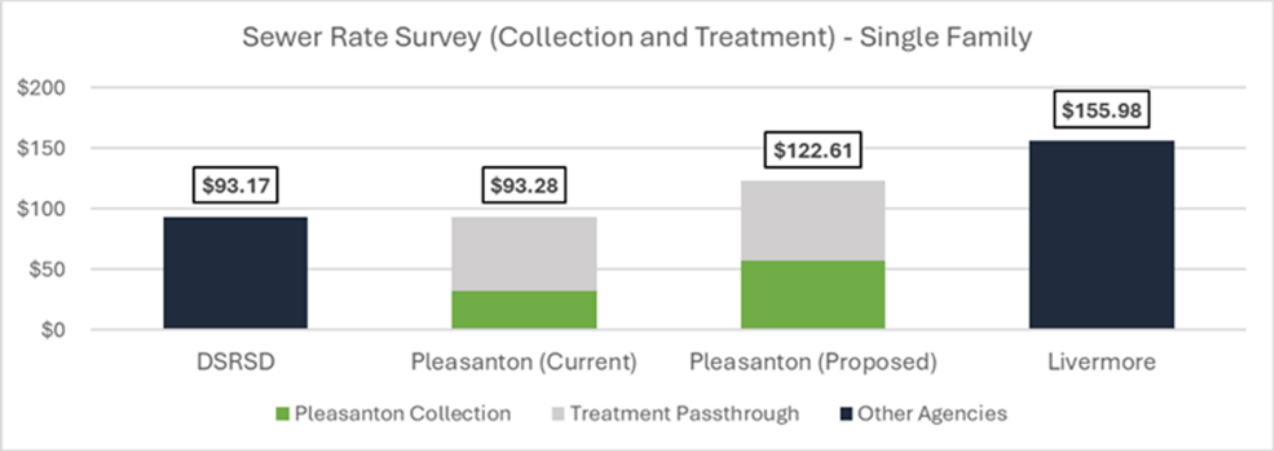


Figure 2. Tri-Valley Sewer Rate Survey for Full-Service Restaurant

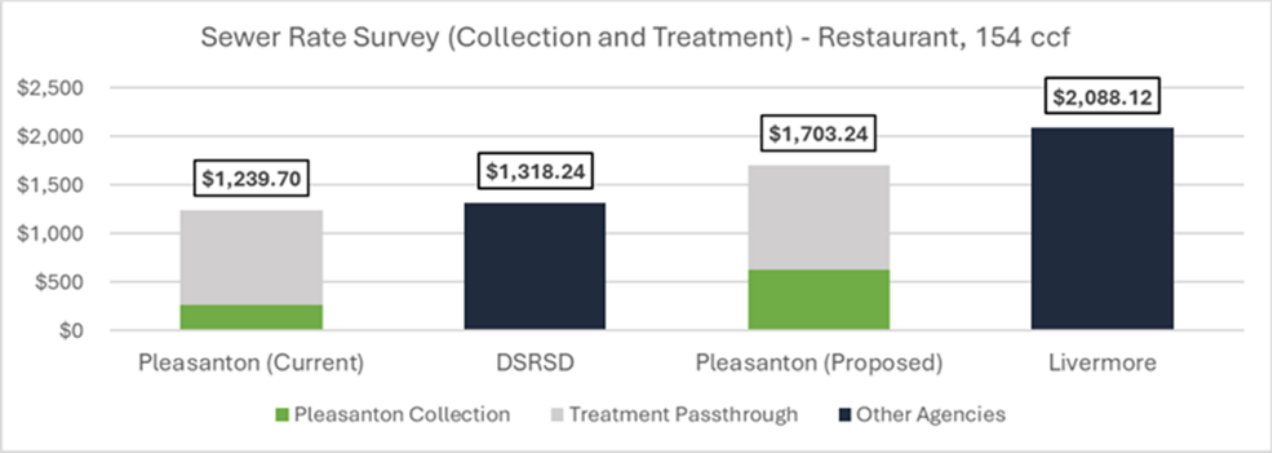
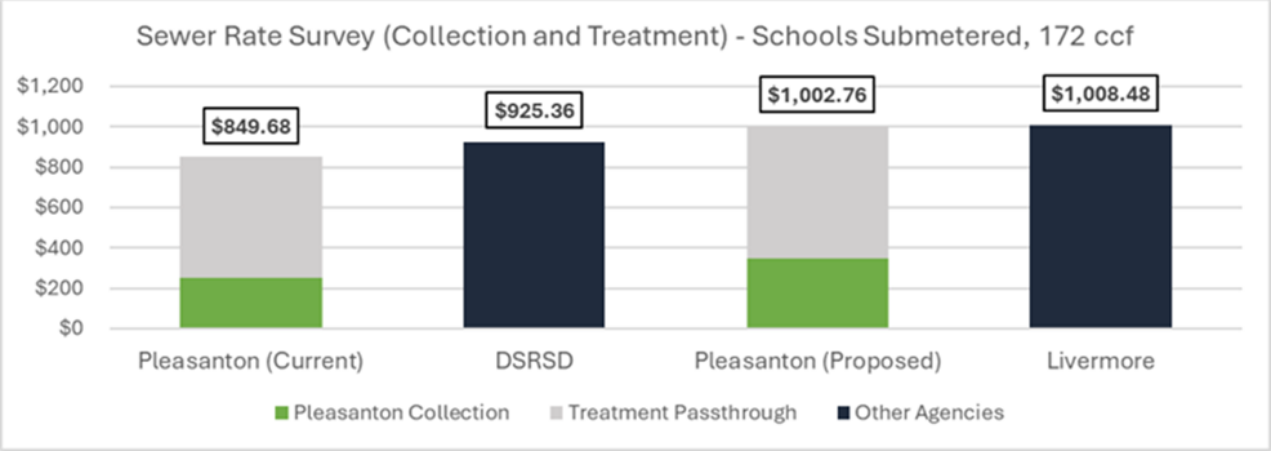


Figure 3. Tri-Valley Sewer Rate Survey for School – Submetered



Multi-Year Single Family Customer Impacts

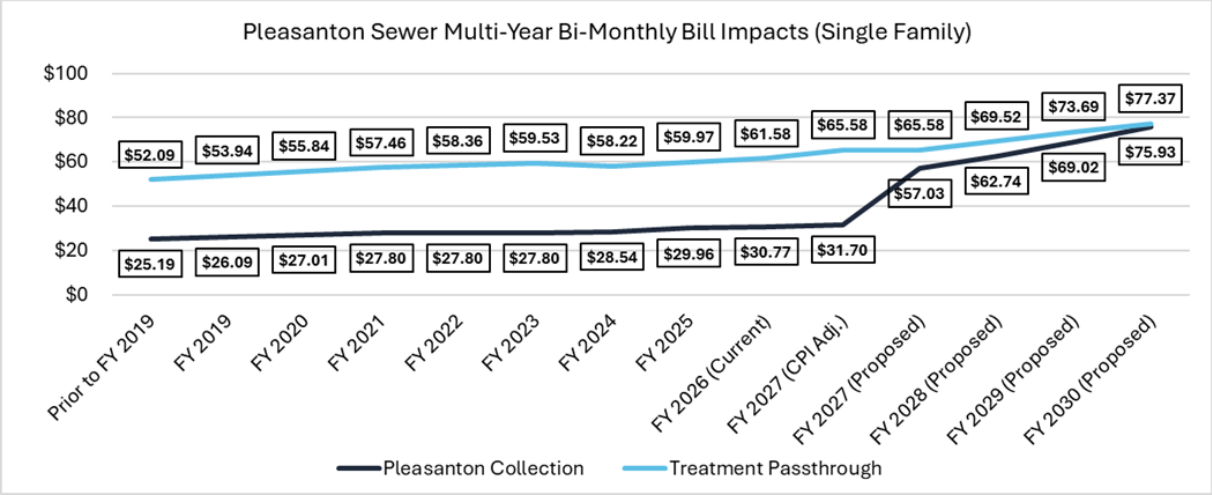
Multi-year impacts on single-family customers were evaluated by comparing historical bimonthly bills with projected bimonthly bills under the proposed rates. Pleasanton Collection charges represent the City's sewer collection costs, and Treatment Pass-through charges represent DSRSD treatment costs. The total bill is the sum of these two charges.

From prior to FY 2019 through FY 2026, the average total bill increased from $77.28 to $91.95, with approximately 65 percent of the increase attributable to Treatment Pass-through charges from DSRSD. Overall, most historical bill increases have been driven by regional Treatment Pass-through cost increases outside the City's control. Pleasanton Collection charges have either remained unchanged (FY 2021 through FY 2023) or increased based on CPI (Consumer Price Index) adjustments to cover inflationary cost increases. However, CPI adjustments alone typically are not sufficient for new operating costs or CIP projects required to maintain the City's sewer collection infrastructure.

Table 5. Historical Sewer Rate Changes and Proposed New Sewer Rate for Single-Family Customers

Pleasanton Sewer Multi-Year Bi-Monthly Bill Impacts (Single Family)	Pleasanton Collection	Treatment Passthrough	Total Bill	Bi-Monthly Bill Change ($)	Bi-Monthly Bill Change (%)
Prior to FY 2019	$25.19	$52.09	$77.28		
FY 2019	$26.09	$53.94	$80.03	$2.75	3.6%
FY 2020	$27.01	$55.84	$82.85	$2.82	3.5%
FY 2021	$27.80	$57.46	$85.26	$2.41	2.9%
FY 2022	$27.80	$58.36	$86.16	$0.90	1.1%
FY 2023	$27.80	$59.53	$87.33	$1.17	1.4%
FY 2024	$28.54	$58.22	$86.76	($0.58)	-0.7%
FY 2025	$29.96	$59.97	$89.93	$3.18	3.7%
FY 2026 (Current)	$30.77	$61.58	$92.35	$2.42	2.7%
FY 2027 (CPI Adj.)	$31.70	$65.58	$97.28	$4.93	5.3%
FY 2027 (Proposed)	$57.03	$65.58	$122.61	$25.33	26.0%
FY 2028 (Proposed)	$62.74	$69.52	$132.26	$9.65	7.9%
FY 2029 (Proposed)	$69.02	$73.69	$142.71	$10.45	7.9%
FY 2030 (Proposed)	$75.93	$77.37	$153.30	$10.59	7.4%

Figure 4. Multi-Year Single-Family Customer Impacts



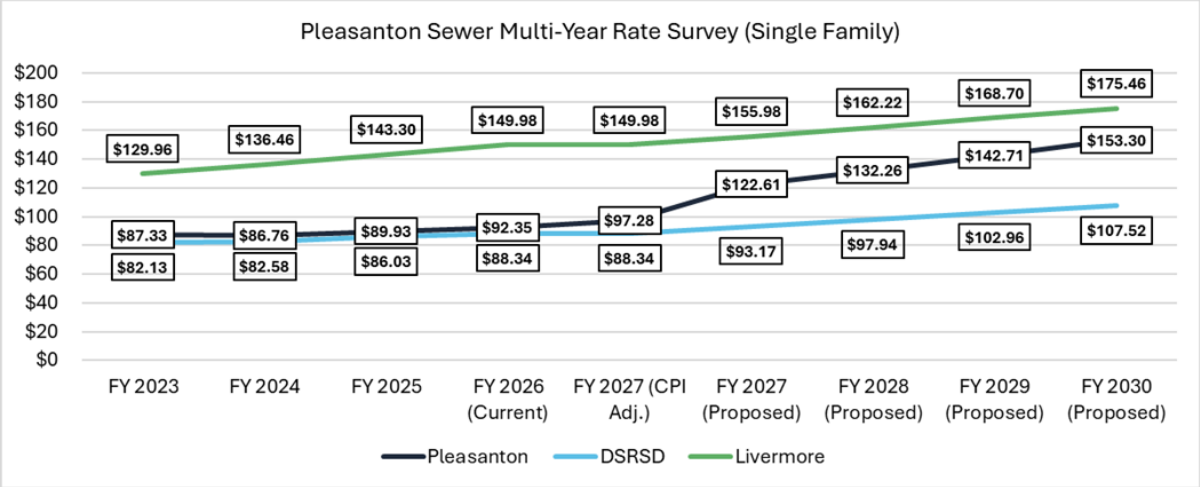
Multi-Year Single-Family Rate Survey

A sewer rate survey was conducted to compare historical and proposed Pleasanton rates to those of peer agencies in the Tri-Valley area for single-family customers. Bimonthly bills for each agency represent the sum of both collection and treatment charges. Historically, Pleasanton bills have been on the lower range of peer agencies, more comparable to DSRSD and significantly below Livermore. With the proposed rates, Pleasanton bills are expected to remain below Livermore and within the range of peer agencies in the Tri-Valley area.

Table 6. Comparison of Historical and Proposed New Sewer Rates between Tri-Valley Cities (Pleasanton, DSRSD, and Livermore) for Single-Family Customers

Pleasanton Sewer Multi-Year Rate Survey (Single Family)	Pleasanton	DSRSD	Livermore
FY 2023	$87.33	$82.13	$129.96
FY 2024	$86.76	$82.58	$136.46
FY 2025	$89.93	$86.03	$143.30
FY 2026 (Current)	$92.35	$88.34	$149.98
FY 2027 (CPI Adj.)	$97.28	$88.34	$149.98
FY 2027 (Proposed)	$122.61	$93.17	$155.98
FY 2028 (Proposed)	$132.26	$97.94	$162.22
FY 2029 (Proposed)	$142.71	$102.96	$168.70
FY 2030 (Proposed)	$153.30	$107.52	$175.46

Figure 5. Sewer Rate Changes from FY 2023 to FY 2030 for Single-Family Customers



Sewer Connection Fee

A sewer connection fee is a one-time charge assessed on new development or changes in use that result in additional demand on the City's sanitary sewer system. The fee represents a proportional share of the cost to plan, design, construct, and maintain the sewer infrastructure capacity needed to serve new connections, including pipelines, lift stations, treatment capacity, and other system facilities. Unlike monthly sewer rates, which fund ongoing operation and maintenance of the system, connection fees are intended to recover the capital cost of system expansion so that growth pays its fair share of the infrastructure required to support it. Establishing and updating sewer connection fees ensures that the cost of growth is appropriately allocated to new users rather than being subsidized by existing ratepayers, thereby maintaining equity across customers and supporting the long-term financial sustainability of the sewer enterprise fund.

Sewer Connection Fee Methodology

Connection fees in California are typically developed based on one of three common methodologies:

- **Buy-In Method:** The Buy-In Method establishes a connection based on the value of the system's existing capital assets and is typically most appropriate when a system's current capacity is sufficient to serve both short-term and long-term projected demands. The rationale underlying the Buy-In Method is that new customers should pay to buy into existing system capacity funded by past and current users.
- **Incremental Cost Method:** The Incremental Cost Method establishes connection fees based on the cost of planned capital expenditures required to expand system capacity and is typically most appropriate when a system's current capacity is already fully utilized by existing users. The rationale underlying the Incremental Cost Method is that new users should fund planned capital projects that are necessary to accommodate growth.
- **Hybrid Method:** The Hybrid Method establishes connection fees based on a combination of the Buy-In Method and the Incremental Cost Method. The Hybrid Method is typically most appropriate when some existing capacity is available to new users, but capacity expansion is still necessary to accommodate long-term demands.

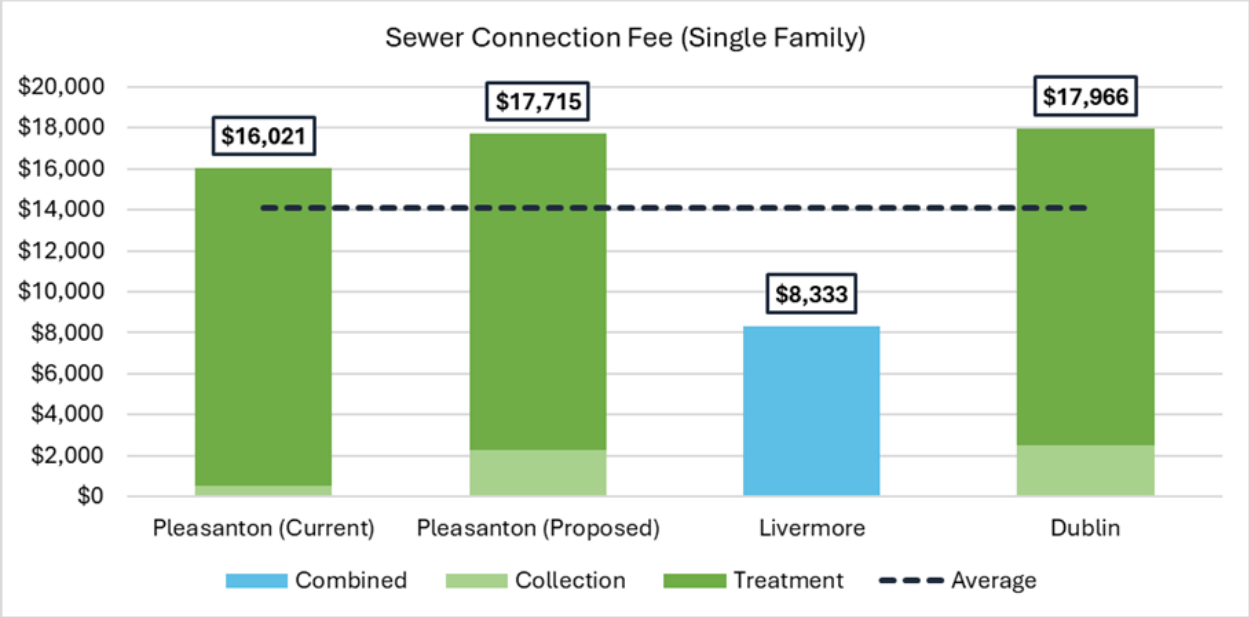
Staff recommends the Buy-In for the City's sewer connection fees, as the existing sewer system has remaining capacity to serve new customers. The Buy-In fee calculates the value of the existing sewer system and its remaining capacity based on the audited value of fixed assets provided by staff as of June 30, 2025 (end of FY 2025) and projected cash balances as of June 30, 2026 (end of FY 2026). Once the value of the existing system is calculated, the total system value is divided by the existing demand on the system, measured in EDUs (Equivalent Dwelling Unit). One EDU represents the average annual wastewater flow for one single-family account, and EDUs were calculated based on account and wastewater flow information provided by staff.

Buy-In Fee	Value
Sewer Assets Value (RCLD)	$65,468,002
Plus Cash Balances	$9,821,893
Total Existing System Value	**$75,289,895**
Existing EDUs	33,467
Connection Fee per EDU	**$2,250**

Proposed Sewer Connection Fees

A sewer connection fee survey was conducted to compare Pleasanton's proposed connection fee for single-family customers with those of peer agencies in the Tri-Valley area. Sewer connection fees include both a local collection component and a regional treatment component. The regional treatment component, which currently accounts for about 97% of Pleasanton's combined connection fee, is set by DSRSD and is outside the City's control. With the fee update, Pleasanton combined connection fees are expected to remain below Dublin and within the range of peer agencies in the Tri-Valley area. The comparison is shown in Figure 6 below.

Figure 6. Tri-Valley Sewer Connection Fee Comparison for Single-Family Customers



The current and proposed sewer connection fees are shown below. The connection fee per EDU is multiplied by the EDU ratio for each customer type to arrive at the proposed sewer connection fee for each customer. The EDU ratios are from the City's existing fee schedule. Staff recommends that the City Council approve and adopt the new connection fees shown in Table 7 below.

Table 7. Sewer Connection Fees Effective January 1, 2027

Sewer Connection Fees	EDU Ratio	Factor	Current Fee	Proposed Fee	Difference ($)	Difference (%)
Residential						
Single-Family Dwelling Unit	1.0000	per house/unit	$556.24	$2,250.00	$1,693.76	305%
Townhome, Townhouse, Duet, Duplex	1.0000	per unit	$556.24	$2,250.00	$1,693.76	305%
Condominium	0.7000	per unit	$417.18	$1,575.00	$1,157.82	278%
Apartment, Mobile Home	0.7000	per unit	$367.12	$1,575.00	$1,207.88	329%
Regular (low)						
Auditoriums	0.0091	per seat	$5.06	$20.48	$15.42	305%
Auto body shops/Auto dealers	0.0005	per square foot	$0.28	$1.13	$0.85	302%
Banks, Financial Offices	0.0003	per square foot	$0.16	$0.68	$0.52	322%
Barber shops / Beauty shops	0.0014	per square foot	$0.76	$3.15	$2.39	314%
Bars, Cocktail lounges, taverns (w/o dining)	0.0016	per square foot	$0.89	$3.60	$2.71	304%
Bowling alleys	0.0014	per square foot	$0.78	$3.15	$2.37	304%
Car washes	0.0077	per square foot	$4.29	$17.33	$13.04	304%
Churches	0.0227	per seat	$12.64	$51.08	$38.44	304%
Delicatessen	0.0032	per square foot	$1.79	$7.20	$5.41	302%
Dental Clinic	0.0041	per square foot	$2.28	$9.23	$6.95	305%
Dry Cleaners	0.0020	per square foot	$1.13	$4.50	$3.37	298%
Gas Stations	0.0021	per square foot	$1.19	$4.73	$3.54	297%
General Retail/ Commercial	0.0002	per square foot	$0.12	$0.45	$0.33	275%
Gyms, Health Clubs	0.0019	per square foot	$1.06	$4.28	$3.22	303%
Hospital	1.1364	per bed	$632.09	$2,556.90	$1,924.81	305%
Hotels, Motels (no dining facilities)	0.5909	per room	$328.68	$1,329.53	$1,000.85	305%
Institutional (Resident)	0.4545	per bed	$252.83	$1,022.63	$769.80	304%
Laundries, coin-operated	0.5909	per machine	$328.68	$1,329.53	$1,000.85	305%
Laundries, full service (commercial)	0.0045	per square foot	$2.53	$10.13	$7.60	300%
Market - Dry Goods	0.0009	per square foot	$0.48	$2.03	$1.55	322%
Medical Clinic	0.0017	per square foot	$0.93	$3.83	$2.90	311%
Medical/ Dental Complex	0.0010	per square foot	$0.56	$2.25	$1.69	302%
Office Buildings	0.0002	per square foot	$0.12	$0.45	$0.33	275%
Parks/ Rec						
Country Club	0.3182	per person	$176.98	$715.95	$538.97	305%
Picnic Park	0.0455	per person	$25.29	$102.38	$77.09	305%
Pool	0.0455	per person	$25.29	$102.38	$77.09	305%
Tennis Courts, w/ toilet & shower	0.4545	per court	$252.83	$1,022.63	$769.80	304%
Plant Nursery	0.0004	per square foot	$0.20	$0.90	$0.70	350%
Printers	0.0006	per square foot	$0.36	$1.35	$0.99	275%
Public Agencies	0.0002	per square foot	$0.12	$0.45	$0.33	275%
Recreational vehicle R.V. Park	0.5454	per RV	$303.39	$1,227.15	$923.76	304%
Schools (excluding cafeteria)						
W/o showers	0.0682	per student	$37.92	$153.45	$115.53	305%
With showers	0.0909	per student	$50.56	$204.53	$153.97	305%
Theaters	0.0091	per seat	$5.06	$20.48	$15.42	305%
Veterinary Hospital	0.0015	per square foot	$0.86	$3.38	$2.52	292%
Warehouse/distribution	0.0001	per square foot	$0.08	$0.23	$0.15	181%
Regular (medium)						
Banquet Facilities - intermittent use	0.0012	per square foot	$0.68	$2.70	$2.02	297%
Business with cafeteria	0.0027	per square foot	$1.51	$6.08	$4.57	302%
Cafeteria	0.0025	per square foot	$1.37	$5.63	$4.26	311%
Hotels/Motels with dining facilities	0.0027	per square foot	$1.51	$6.08	$4.57	302%
Restaurant, Fast Food	0.0027	per square foot	$1.51	$6.08	$4.57	302%
Restaurant, Full Service	0.0025	per square foot	$1.37	$5.63	$4.26	311%
School with cafeteria	0.0027	per square foot	$1.51	$6.08	$4.57	302%
Regular (high)						
Bakeries/ Donut Shops/ Ice Cream Shops	0.0028	per square foot	$1.57	$6.30	$4.73	301%
Car washes w/ steam cleaning	0.0018	per square foot	$1.01	$4.05	$3.04	301%
Markets with garbage disposals	0.0077	per square foot	$4.29	$17.33	$13.04	304%
Mortuaries	0.0009	per square foot	$0.48	$2.03	$1.55	322%

Next Steps

Following City Council action, staff will finalize the Rate Study and associated materials. The anticipated schedule is:

- **July 2026:** City Council approval of the final Rate Study and request to approve initiation of Proposition 218 rate notices.
- **November / December 2026:** Proposition 218 public hearing to consider adoption of

updated sewer rates.
- **January 1, 2027:** New sewer rates and connection fees take effect.

EQUITY AND SUSTAINABILITY

The City provides sewer collection as an essential service. Establishing reasonable and equitable sewer rates supports long-term fiscal sustainability of the Sewer Enterprise Fund, helps ensure the City can maintain, rehabilitate, and replace critical infrastructure, and aligns customer charges with the cost of providing service across customer classes.

OUTREACH

The City has proactively provided information on sewer-related activities and the sewer rate process through ongoing outreach efforts. Staff will continue communication through community events, flyers, webpages, social media, e-newsletter articles, targeted stakeholder outreach, bill messaging, and Proposition 218 notification mailers.

STRATEGIC PLAN ALIGNMENT

This item supports the citywide ONE Pleasanton Strategic Plan goal of *Funding our Future*, Strategy 3 - Evaluate and update enterprise revenue sources, including utility rates, connection fees, and user fees, to address growth and meet current needs.

FISCAL IMPACT

The Maintain Scenario financial plan requires approximately $27.4 million in additional rate revenue and $28.0 million in debt financing over FY 2026 through FY 2030 to fund increased Operations & Maintenance (43041202), Internal Service Fund - Repair and Replacements (43442201), planned capital improvements in Funds 431 and 432, and key financial performance metrics.

Approval of the proposed sewer rate structure will establish the revenue and fee framework needed to implement the Maintain Scenario. Final fiscal impacts will be presented in the completed Rate Study and subsequent Proposition 218 actions.

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

Attachments:
1. WRE Staff Report Preliminary Rates
2. WRE Technical Memo - Rates and Connection Fees May 14, 2026
3. Sewer Rates and Connection Fees Presentation

Water Resources Economics
PROMOTING THE VALUE AND PRICE OF WATER SERVICE

Memo

To: Nick Ajluni, Assistant Director of Public Works – City of Pleasanton
From: Nancy Phan, Principal Consultant – Water Resources Economics, LLC
Date: April 1, 2026
Re: Sewer Rate Scenarios Technical Memo

INTRODUCTION

Water Resources Economics, LLC (WRE) was engaged by the City of Pleasanton (City) to conduct a sewer rate study to develop an updated multi-year schedule of sewer rates. The purpose of the study is to evaluate the financial condition of the sewer enterprise, ensure long-term financial sustainability, and establish rates that equitably recover the cost of providing service to all customer classes.

City staff is seeking City Council input on the proposed sewer rates, rate structure changes, and policy considerations to complete the sewer rate study process. The results of this analysis are intended to support the development of a sewer rate structure that is financially sufficient, cost-based, and consistent with the City's policy objectives.

The proposed sewer rates have been developed with the following objectives:

- Maintaining financial sufficiency to support ongoing operations and maintenance (O&M) and capital improvement program (CIP) needs to implement the Sewer System Management Plan (SSMP)
- Stabilizing system condition over the five-year planning horizon (FY 2026 to FY 2030)
- Aligning City collection rates with cost-of-service principles
- Simplifying the rate structure to improve transparency and consistency with peer agencies

SEWER FINANCIAL PLAN

Maintain Scenario and Funding Needs

At the February 17 Council meeting, the City Council selected the Maintain financial planning scenario, which is designed to stabilize the condition of the sewer system over a five-year period from FY 2026 through FY 2030. This scenario reflects a balanced approach that addresses critical near-term infrastructure needs while maintaining a manageable rate impact.

To meet the objectives of the Maintain scenario, the sewer enterprise requires additional funding from both rate revenue and debt financing sources. These funding levels are necessary to support ongoing operations, implement planned capital improvements, and maintain key financial performance metrics, such as reserve balances and debt coverage requirements (for proposed debt issuances).

The funding requirements for the Maintain scenario include:

- $27.4 million in additional rate revenue
- $28.0 million in debt financing

Financial Plan Changes

Following Council direction, City staff refined the timing of O&M expenses, CIP implementation, and associated debt issuances to better align with bond advisor requirements and anticipated financing constraints. These changes were made to improve the financial feasibility of the plan while maintaining the overall level of investment in the system.

As a result, the timing of costs and debt issuance has been adjusted within the five-year planning period. However, total funding needs (additional rate revenue and proposed debt financing) remain unchanged. The objective of stabilizing system condition within the five-year planning period also remains unchanged. The updated financial plan represents a change in implementation timing, rather than a change in scope or level of service.

COST-OF-SERVICE METHODOLOGY

The cost-of-service analysis allocates the total costs of the City's sewer collection system to customers based on their estimated contribution to wastewater flows. This approach is consistent with industry best practices and is intended to ensure that rates are proportional to the cost of providing service to each customer class.

Residential Customers

Residential wastewater flow is estimated using a combination of demographic and water usage characteristics. Specifically, average household size by unit type is derived from American Community Survey (ACS) data and applied to each Residential customer class. This information is combined with a City-specific indoor water usage assumption of 51 gallons per capita per day to estimate total Residential wastewater flow. Indoor water usage patterns are the primary driver of wastewater flows for Residential customers.

Non-Residential Customers

Non-Residential wastewater flow is estimated using actual water usage data for FY 2025, which provides a representative basis for evaluating customer demand patterns. To isolate indoor water use, which most closely corresponds to wastewater flow, a return factor is applied based on the ratio of average winter water usage to average annual usage for Non-Residential customers.

Winter water usage is commonly used as a proxy for indoor demand because it excludes outdoor irrigation. This approach allows for a more accurate estimation of wastewater flows for Commercial/Industrial and Institutional customers.

Cost Allocation Results

Based on this methodology, total system costs are allocated to customer classes in proportion to their estimated wastewater flow contributions. The updated analysis reflects current usage patterns and results in a modest shift in cost responsibility from Residential and Institutional customers to Commercial/Industrial customers. This shift is primarily driven by updated water usage data and refined assumptions regarding estimated wastewater flow generation. The updated cost allocation aligns costs with sewer system usage for all customer classes.

PROPOSED SEWER RATE STRUCTURE CHANGES

The proposed sewer rate structure has been developed to align with cost-of-service principles while also simplifying the existing structure and improving consistency with peer agencies. The intent of these changes is to create a rate structure that is both equitable and easier for customers to understand.

Key changes to the rate structure include:

- Residential: alignment of Condo and Multi-Family rates into a single rate category
- Commercial/Industrial: implementation of a single uniform collection rate across all Commercial classifications
- Institutional: continued differentiation of School rates based on Submetered and Not Submetered customers

These changes simplify the sewer rate structure while maintaining appropriate distinctions, which were justified by differences in usage/wastewater flow characteristics.

RUBY HILL DISCOUNT CONSIDERATIONS

Currently, customers in the Ruby Hill area receive a 10% discount on both City of Pleasanton collection charges and City of Livermore sewer charges. The discount represents a policy decision rather than a cost-of-service-based adjustment. If the City elects to continue providing this discount, it will result in an ongoing impact to the City's General Fund of approximately $31,000 annually beginning in FY 2027. As part of the rate adoption process, the City may consider whether to continue, modify, or eliminate this discount.

PROPOSED SEWER RATES

The proposed sewer rates are designed to generate the revenue required under the financial plan while reflecting the updated cost-of-service allocation and proposed modifications to the sewer rate structure. The rates have been developed to ensure that the sewer enterprise remains financially sustainable over the study period.

Proposed Sewer Rates	Current	FY 2027	FY 2028	FY 2029	FY 2030
Bi-Monthly Fixed Residential Charges					
Single Family	$31.70	$57.03	$62.74	$69.02	$75.93
Single Family w/ 2nd Residence	$48.28	$96.53	$106.19	$116.81	$128.50
Condo	$21.77	$39.51	$43.47	$47.82	$52.61
Multi-Family	$16.58	$39.51	$43.47	$47.82	$52.61

Proposed Sewer Rates	Current	FY 2027	FY 2028	FY 2029	FY 2030
Commercial/Industrial Variable Charges ($/ccf)					
All Commercial/Industrial Customers		$4.08	$4.49	$4.94	$5.44
Minimum Charge	$16.58	$39.51	$43.47	$47.82	$52.61
Commercial (Current Classifications)					
Auto Steam Cleaning	$1.79	$4.08	$4.49	$4.94	$5.44
Bakery	$1.78	$4.08	$4.49	$4.94	$5.44
Laundry	$1.79	$4.08	$4.49	$4.94	$5.44
Grocery with Disposal	$1.71	$4.08	$4.49	$4.94	$5.44
Mortuary	$2.09	$4.08	$4.49	$4.94	$5.44
Restaurant, Fast Food	$1.67	$4.08	$4.49	$4.94	$5.44
Restaurant, Full Service	$1.67	$4.08	$4.49	$4.94	$5.44
All Other	$1.51	$4.08	$4.49	$4.94	$5.44
Institutional Variable Charges ($/ccf)					
Schools, Submetered	$1.46	$2.03	$2.24	$2.47	$2.72
Schools, Not Submetered	$0.95	$0.88	$0.97	$1.07	$1.18

CUSTOMER IMPACTS

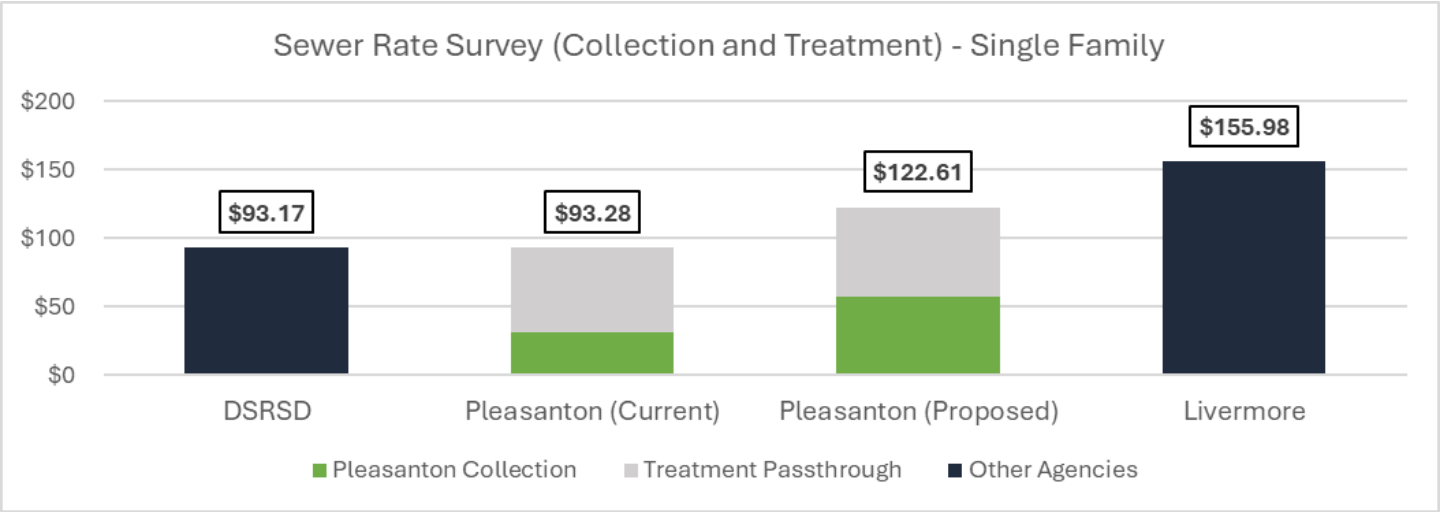
Customer impacts were evaluated for both Residential and Non-Residential customers by comparing current bills to projected bills under the proposed rates. Collection charges reflect the City's sewer collection costs only, while combined bills include both collection charges and treatment costs (from DSRSD or Livermore). Treatment costs are shown using current FY 2026 rates and proposed FY 2027 rates to provide a comprehensive view of total sewer service costs.

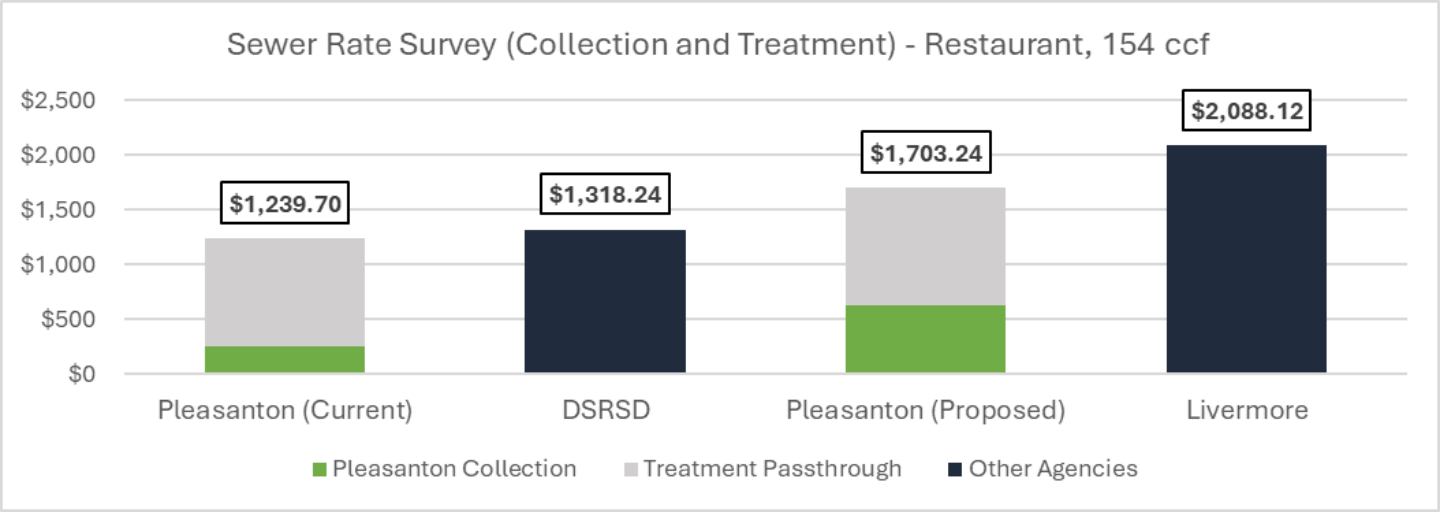
Residential Customers	Current Collection Bill	Proposed Collection Bill	Difference ($)	Current Combined Bill	Proposed Combined Bill	Difference ($)
Pleasanton / DSRSD						
Single Family	$31.70	$57.03	$25.33	$93.28	$122.61	$29.33
Single Family w/ 2nd Residence	$48.28	$96.53	$48.25	$156.56	$227.70	$71.14
Condo	$21.77	$39.51	$17.74	$68.46	$90.67	$22.21
Multi-Family	$16.58	$39.51	$22.93	$63.27	$90.67	$27.40
Ruby Hill / Livermore						
Single Family	$31.70	$57.03	$25.33	$166.68	$213.01	$46.33

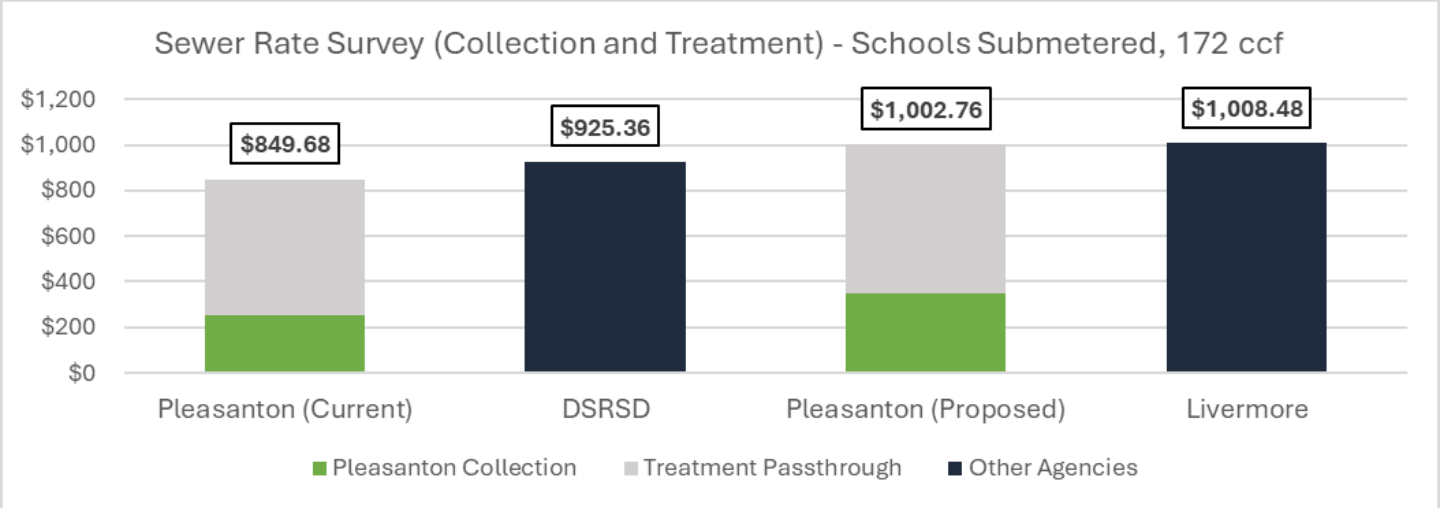
Non-Residential Customers	Average Bi-Monthly Use (ccf)	Current Collection Bill	Proposed Collection Bill	Difference ($)	Current Combined Bill	Proposed Combined Bill	Difference ($)
Auto Steam Cleaning	24	$42.96	$97.92	$54.96	$242.16	$315.36	$73.20
Bakery	221	$393.38	$901.68	$508.30	$2,227.68	$2,903.94	$676.26
Laundry	20	$35.80	$81.60	$45.80	$105.40	$157.60	$52.20
Grocery with Disposal	171	$292.41	$697.68	$405.27	$1,515.06	$2,067.39	$552.33
Mortuary	15	$31.35	$61.20	$29.85	$138.60	$181.35	$42.75
Restaurant, Fast Food	97	$161.99	$395.76	$233.77	$686.76	$970.00	$283.24
Restaurant, Full Service	154	$257.18	$628.32	$371.14	$1,239.70	$1,703.24	$463.54
All Other	94	$141.94	$383.52	$241.58	$469.06	$740.72	$271.66
Schools, Submetered	172	$251.12	$349.16	$98.04	$849.68	$1,002.76	$153.08
Schools, Not Submetered	1,394	$1,324.30	$1,226.72	($97.58)	$6,175.42	$6,523.92	$348.50

SEWER RATE SURVEY

A sewer rate survey was conducted to compare Pleasanton's rates with those of peer agencies in the Tri-Valley area for Single-Family Residences, Commercial Full-Service Restaurants, and Institutional Schools Submetered customers. These comparisons provide context for evaluating the City's sewer rates both before and after implementation of the proposed increases. The analysis indicates that, following implementation of the proposed rates, Pleasanton's combined sewer bills are expected to remain within the range of peer agencies in the Tri-Valley area.


Sewer Rate Survey (Collection and Treatment) - Single Family
$200
$150
$100
$50
$0
$93.17
$93.28
$122.61
$155.98
DSRSD
Pleasanton (Current)
Pleasanton (Proposed)
Livermore
Pleasanton Collection
Treatment Passthrough
Other Agencies


Sewer Rate Survey (Collection and Treatment) - Restaurant, 154 ccf
$2,500
$2,000
$1,500
$1,000
$500
$0
$1,239.70
$1,318.24
$1,703.24
$2,088.12
Pleasanton (Current)
DSRSD
Pleasanton (Proposed)
Livermore
Pleasanton Collection
Treatment Passthrough
Other Agencies


Sewer Rate Survey (Collection and Treatment) - Schools Submetered, 172 ccf
$1,200
$1,000
$800
$600
$400
$200
$0
$849.68
$925.36
$1,002.76
$1,008.48
Pleasanton (Current)
DSRSD
Pleasanton (Proposed)
Livermore
Pleasanton Collection
Treatment Passthrough
Other Agencies

Water Resources Economics
PROMOTING THE VALUE AND PRICE OF WATER SERVICE

Technical Memorandum

To: Siew-Chin Yeong, Director of Public Works – City of Pleasanton
From: Nancy Phan, Principal Consultant – Water Resources Economics, LLC
Date: May 14, 2026
Re: Proposed Sewer Rates & Connection Fees Technical Memo

INTRODUCTION

Water Resources Economics, LLC (WRE) was engaged by the City of Pleasanton (City) to conduct a sewer rate study to develop an updated multi-year schedule of sewer rates and one-time sewer connection fees. The purpose of the study is to evaluate the financial condition of the sewer enterprise, ensure long-term financial sustainability, establish rates that equitably recover the cost of providing service to all customer classes, and establish fees that equitably recover capital costs of providing system capacity to new users.

City staff is seeking City Council input on the proposed sewer rate impacts and connection fees to complete the sewer rate study process. The results of this analysis are intended to support the development of a sewer rate and fee structure that is financially sufficient, cost-based, and consistent with the City's policy objectives.

The proposed sewer rates and fees have been developed with the following objectives:

- Maintaining financial sufficiency to support ongoing operations and maintenance (O&M) and capital improvement program (CIP) needs to implement the Sewer System Management Plan (SSMP)
- Stabilizing system condition over the five-year planning horizon (FY 2026 to FY 2030)
- Aligning City collection rates with cost-of-service principles
- Simplifying the rate structure to improve transparency and consistency with peer agencies
- Updating connection fees to equitably recover costs imposed by new development

PROPOSED SEWER RATES

The proposed sewer rates are designed to generate the revenue required under the financial plan while reflecting the updated cost-of-service allocation and proposed modifications to the sewer rate structure as discussed during previous City Council meetings. The rates have been developed to ensure that the sewer enterprise remains financially sustainable over the study period.

Proposed Sewer Rates	Current	FY 2027	FY 2028	FY 2029	FY 2030
Bi-Monthly Fixed Residential Charges					
Single Family	$31.70	$57.03	$62.74	$69.02	$75.93
Single Family w/ 2nd Residence	$48.28	$96.53	$106.19	$116.81	$128.50
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Laundry	$1.79	$4.08	$4.49	$4.94	$5.44
Grocery with Disposal	$1.71	$4.08	$4.49	$4.94	$5.44
Mortuary	$2.09	$4.08	$4.49	$4.94	$5.44
Restaurant, Fast Food	$1.67	$4.08	$4.49	$4.94	$5.44
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Schools, Not Submetered	$0.95	$0.88	$0.97	$1.07	$1.18

FIRST YEAR CUSTOMER IMPACTS

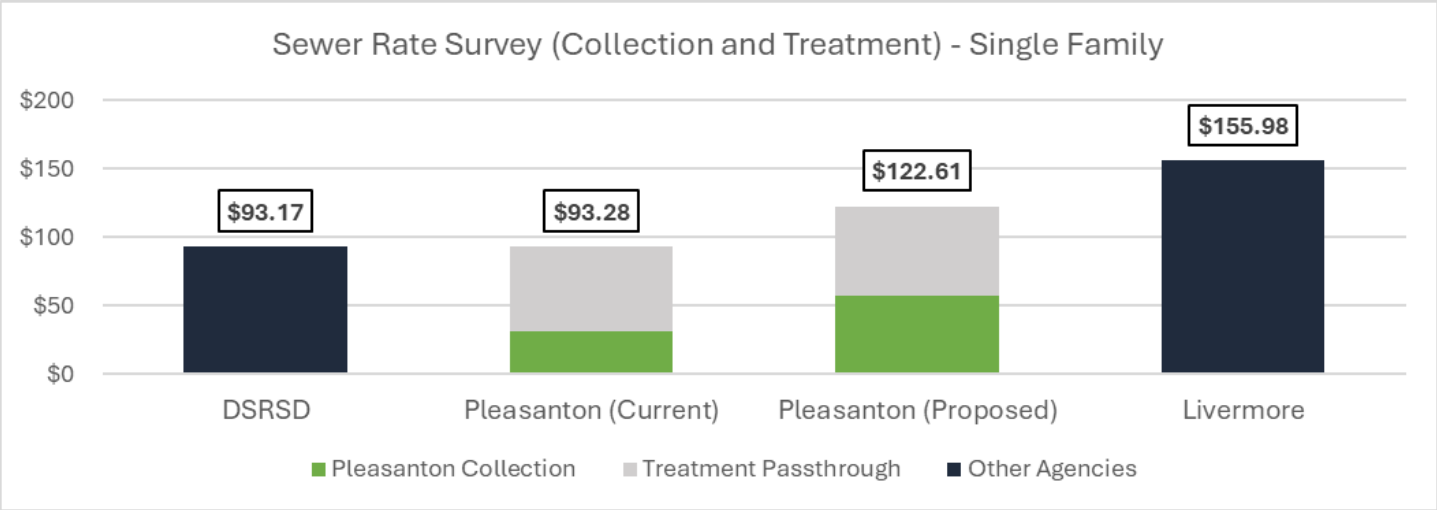
Customer impacts were evaluated for both Residential and Non-Residential customers by comparing current bills to projected bills under the proposed rates. Collection charges reflect the City's sewer collection costs only, while combined bills include both collection charges and treatment costs (from DSRSD or Livermore). Treatment costs are shown using current FY 2026 rates and proposed FY 2027 rates to provide a comprehensive view of total sewer service costs.

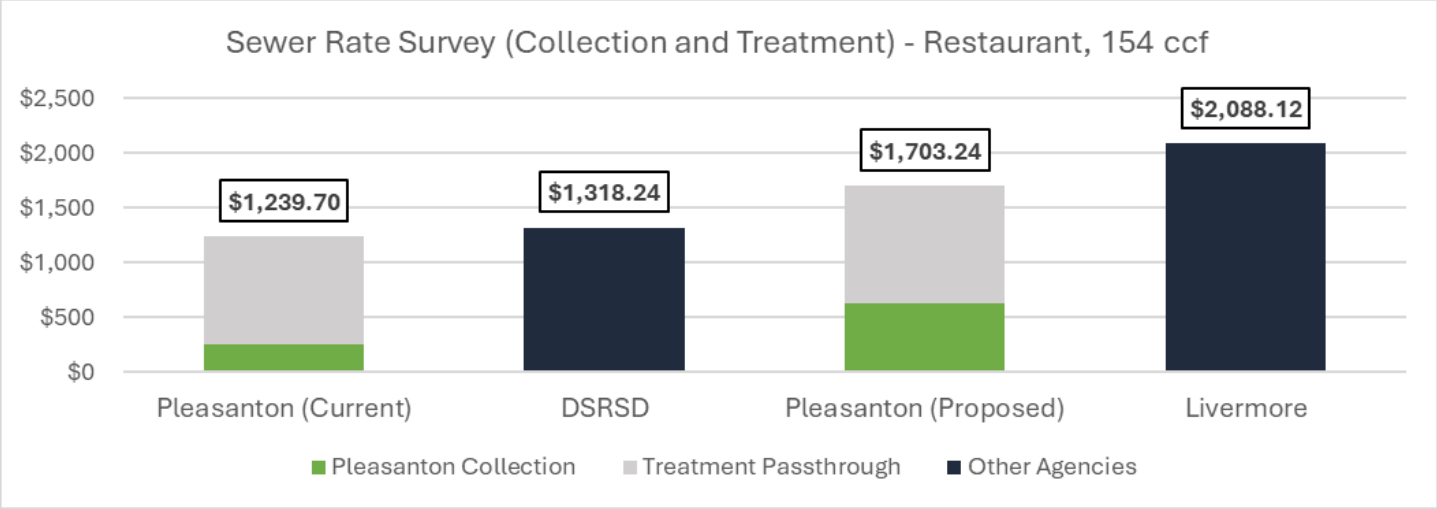
Residential Customers	Current Collection Bill	Proposed Collection Bill	Difference ($)	Current Combined Bill	Proposed Combined Bill	Difference ($)
Pleasanton / DSRSD						
Single Family	$31.70	$57.03	$25.33	$93.28	$122.61	$29.33
Single Family w/ 2nd Residence	$48.28	$96.53	$48.25	$156.56	$227.70	$71.14
Condo	$21.77	$39.51	$17.74	$68.46	$90.67	$22.21
Multi-Family	$16.58	$39.51	$22.93	$63.27	$90.67	$27.40
Ruby Hill / Livermore						
Single Family	$31.70	$57.03	$25.33	$166.68	$213.01	$46.33

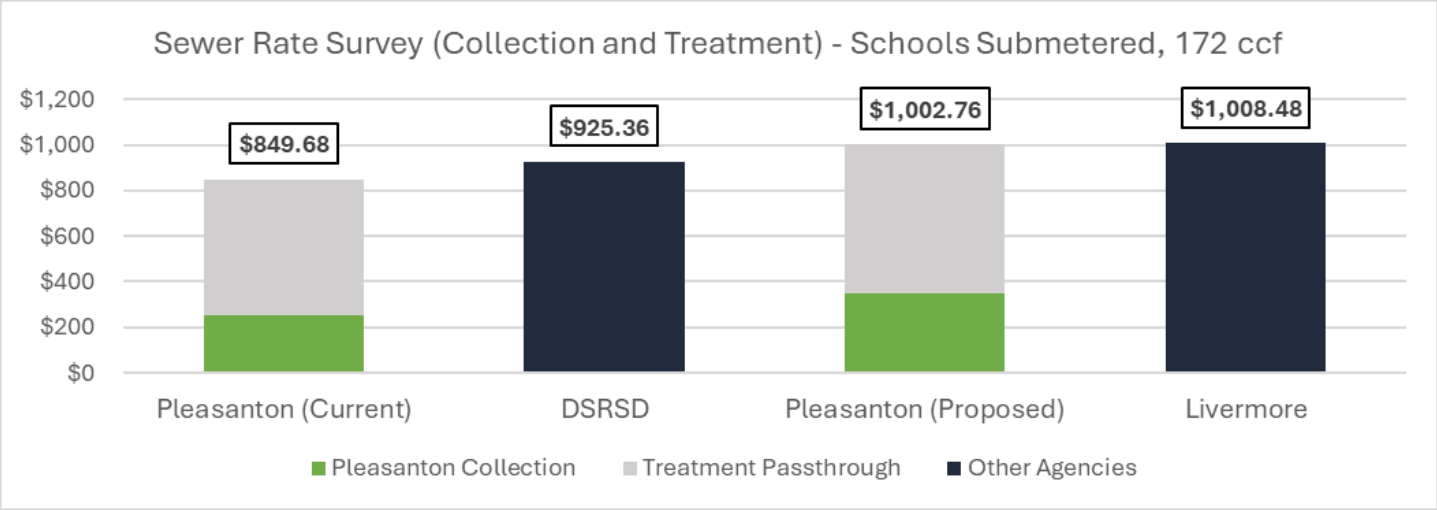
Non-Residential Customers	Average Bi-Monthly Use (ccf)	Current Collection Bill	Proposed Collection Bill	Difference ($)	Current Combined Bill	Proposed Combined Bill	Difference ($)
Auto Steam Cleaning	24	$42.96	$97.92	$54.96	$242.16	$315.36	$73.20
Bakery	221	$393.38	$901.68	$508.30	$2,227.68	$2,903.94	$676.26
Laundry	20	$35.80	$81.60	$45.80	$105.40	$157.60	$52.20
Grocery with Disposal	171	$292.41	$697.68	$405.27	$1,515.06	$2,067.39	$552.33
Mortuary	15	$31.35	$61.20	$29.85	$138.60	$181.35	$42.75
Restaurant, Fast Food	97	$161.99	$395.76	$233.77	$686.76	$970.00	$283.24
Restaurant, Full Service	154	$257.18	$628.32	$371.14	$1,239.70	$1,703.24	$463.54
All Other	94	$141.94	$383.52	$241.58	$469.06	$740.72	$271.66
Schools, Submetered	172	$251.12	$349.16	$98.04	$849.68	$1,002.76	$153.08
Schools, Not Submetered	1,394	$1,324.30	$1,226.72	($97.58)	$6,175.42	$6,523.92	$348.50

SEWER RATE SURVEY

A sewer rate survey was conducted to compare Pleasanton's rates to those of peer agencies in the Tri-Valley area for Single Family residences, Commercial Full Service Restaurants, and Institutional Schools Submetered customers. These comparisons provide context for evaluating the City's sewer rates both before and after implementation of the proposed increases. The analysis indicates that, following implementation of the proposed rates, Pleasanton's combined sewer bills are expected to remain within the range of peer agencies in the Tri-Valley area.





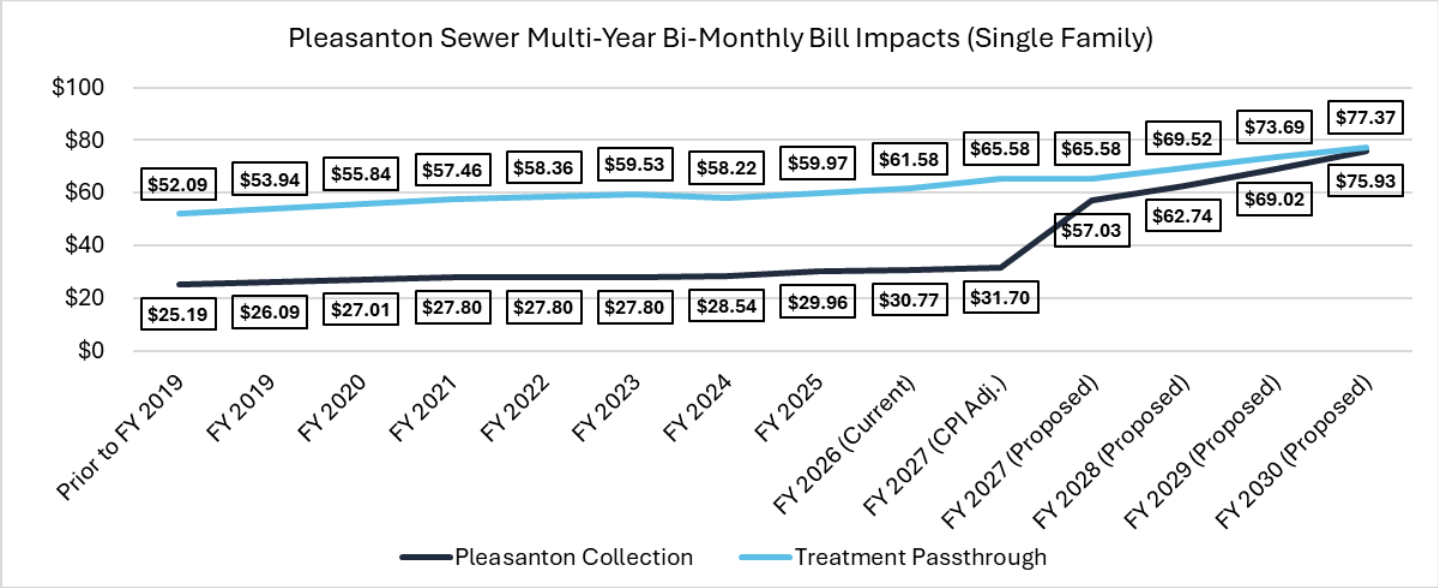


MULTI-YEAR SINGLE FAMILY CUSTOMER IMPACTS

Multi-year impacts on Single Family customers were evaluated by comparing historical bi-monthly bills with projected bi-monthly bills under the proposed rates. Pleasanton Collection charges represent the City's sewer collection costs, and Treatment Passthrough charges represent DSRSD treatment costs. The total bill is the sum of these two charges.

From prior to FY 2019 through FY 2026, the average total bill increased from $77.28 to $91.95, with approximately 65% of the increase attributable to Treatment Passthrough charges from DSRSD. Overall, most historical bill increases have been driven by regional Treatment Passthrough cost increases outside the City's control. Pleasanton Collection charges have either remained unchanged (FY 2021 through FY 2023) or increased based on CPI (Consumer Price Index) adjustments to cover inflationary cost increases. However, CPI adjustments alone typically are not sufficient for new operating costs or CIP projects required to maintain the City's sewer collection infrastructure.

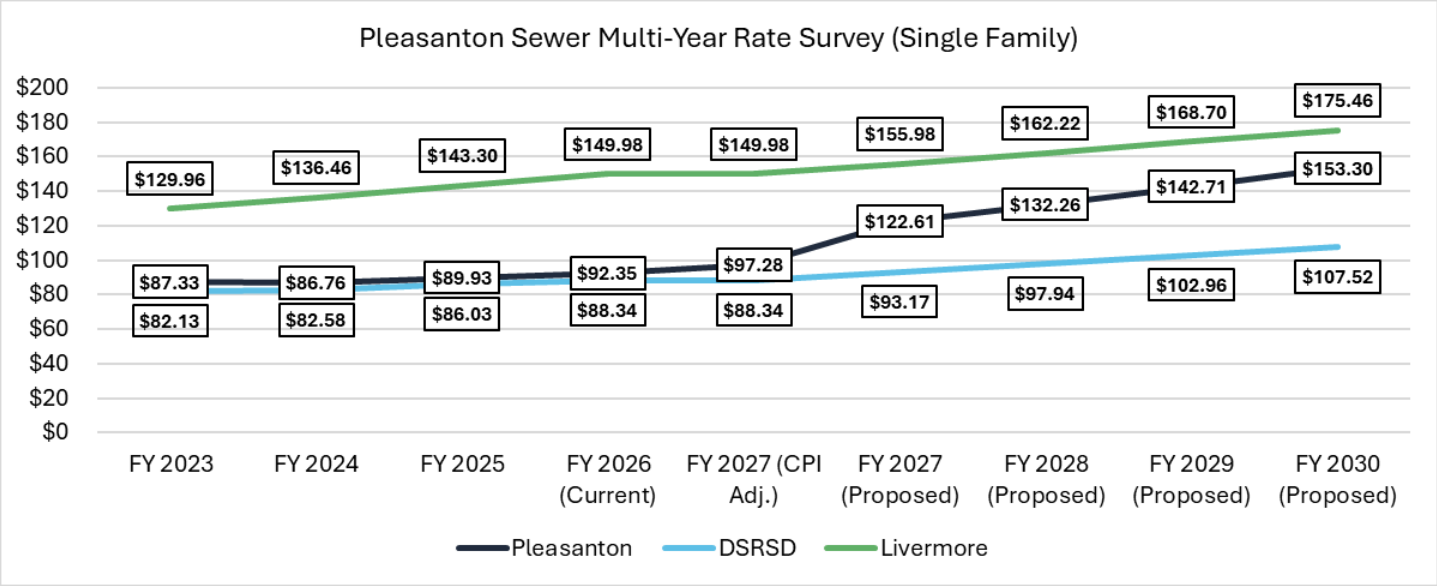
Pleasanton Sewer Multi-Year Bi-Monthly Bill Impacts (Single Family)	Pleasanton Collection	Treatment Passthrough	Total Bill	Bi-Monthly Bill Change ($)	Bi-Monthly Bill Change (%)
Prior to FY 2019	$25.19	$52.09	$77.28		
FY 2019	$26.09	$53.94	$80.03	$2.75	3.6%
FY 2020	$27.01	$55.84	$82.85	$2.82	3.5%
FY 2021	$27.80	$57.46	$85.26	$2.41	2.9%
FY 2022	$27.80	$58.36	$86.16	$0.90	1.1%
FY 2023	$27.80	$59.53	$87.33	$1.17	1.4%
FY 2024	$28.54	$58.22	$86.76	($0.58)	-0.7%
FY 2025	$29.96	$59.97	$89.93	$3.18	3.7%
FY 2026 (Current)	$30.77	$61.58	$92.35	$2.42	2.7%
FY 2027 (CPI Adj.)	$31.70	$65.58	$97.28	$4.93	5.3%
FY 2027 (Proposed)	$57.03	$65.58	$122.61	$25.33	26.0%
FY 2028 (Proposed)	$62.74	$69.52	$132.26	$9.65	7.9%
FY 2029 (Proposed)	$69.02	$73.69	$142.71	$10.45	7.9%
FY 2030 (Proposed)	$75.93	$77.37	$153.30	$10.59	7.4%



MULTI-YEAR SINGLE FAMILY RATE SURVEY

A sewer rate survey was conducted to compare historical and proposed Pleasanton rates to those of peer agencies in the Tri-Valley area for Single Family customers. Bi-monthly bills for each agency represent the sum of both collection and treatment charges. Historically, Pleasanton bills have been on the lower range of peer agencies, more comparable to DSRSD and significantly below Livermore. With the proposed rates Pleasanton bills are expected to remain below Livermore and within the range of peer agencies in the Tri-Valley area.

Pleasanton Sewer Multi-Year Rate Survey (Single Family)	Pleasanton	DSRSD	Livermore
FY 2023	$87.33	$82.13	$129.96
FY 2024	$86.76	$82.58	$136.46
FY 2025	$89.93	$86.03	$143.30
FY 2026 (Current)	$92.35	$88.34	$149.98
FY 2027 (CPI Adj.)	$97.28	$88.34	$149.98
FY 2027 (Proposed)	$122.61	$93.17	$155.98
FY 2028 (Proposed)	$132.26	$97.94	$162.22
FY 2029 (Proposed)	$142.71	$102.96	$168.70
FY 2030 (Proposed)	$153.30	$107.52	$175.46



SEWER CONNECTION FEE METHODOLOGY

New customer connections to the City's sewer system are subject to a connection fee, which is necessary to ensure that existing users are not unfairly burdened by costs incurred to provide capacity for new users. The overall purpose of a connection fee is to equitably recover capital costs incurred by the agency to provide sewer system capacity to new users. Connection fees in California are typically developed based on one of three common methodologies.

The three methodologies include:

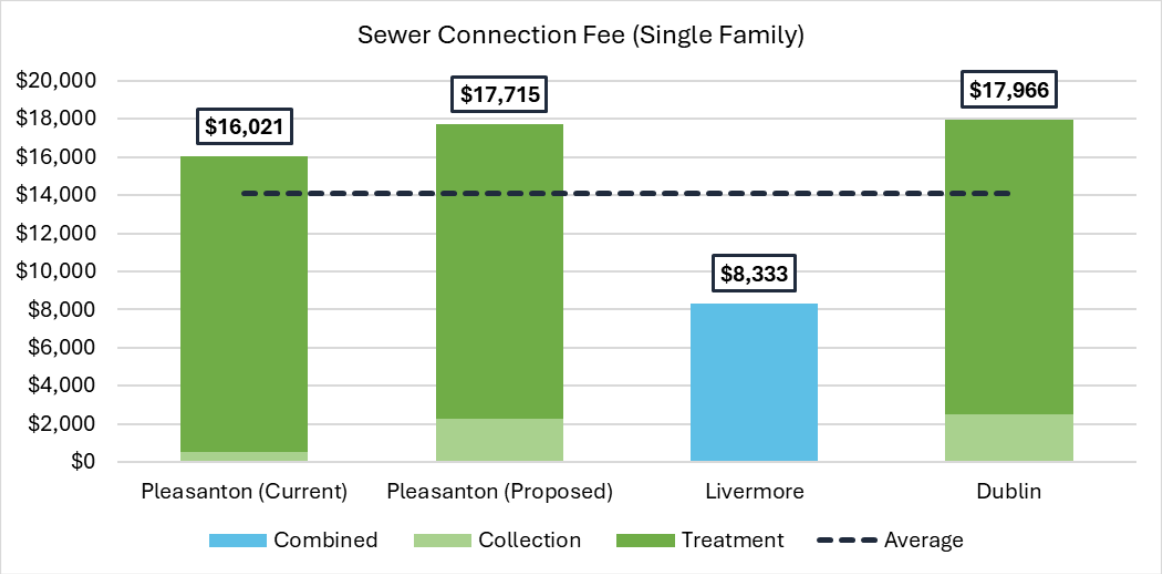
1. **Buy-In Method**: The Buy-In Method establishes connection based on the value of the system's existing capital assets and is typically most appropriate when a system's current capacity is sufficient to serve both short-term and long-term projected demands. The rationale underlying the Buy-In Method is that new customers should pay to "buy-in" to existing system capacity funded by past and current users.
2. **Incremental Cost Method**: The Incremental Cost Method establishes connection fees based on the cost of planned capital expenditures required to expand system capacity and is typically most appropriate when a system's current capacity is already fully utilized by existing users. The rationale underlying the Incremental Cost Method is that new users should fund planned capital projects that are necessary to accommodate growth.
3. **Hybrid Method**: The Hybrid Method establishes connection fees based on a combination of the Buy-In Method and the Incremental Cost Method. The Hybrid Method is typically most appropriate when some existing capacity is available to new users, but capacity expansion is still necessary to accommodate long-term demands.

WRE recommends the Buy-In for the City's sewer connection fees as the existing sewer system has remaining capacity to serve new customers. The Buy-In fee calculates the value of the existing sewer system and its remaining capacity based on the audited value of fixed assets provided by staff as of June 30, 2025 (end of FY 2025) and projected cash balances as of June 30, 2026 (end of FY 2026). Once the value of the existing system is calculated, the total system value is divided by the existing demand on the system, measured in EDUs (Equivalent Dwelling Unit). One EDU represents the average annual wastewater flow for one Single Family account, and EDUs were calculated based on account and wastewater flow information provided by staff.

Buy-In Fee	Value
Sewer Assets Value (RCLD)	$65,468,002
Plus Cash Balances	$9,821,893
Total Existing System Value	**$75,289,895**
Existing EDUs	33,467
Connection Fee per EDU	**$2,250**

PROPOSED SEWER CONNECTION FEES

A sewer connection fee survey was conducted to compare Pleasanton's proposed connection fee for Single Family customers with those of peer agencies in the Tri-Valley area. Sewer connection fees include both a local collection component and a regional treatment component. The regional treatment component, which currently accounts for about 97% of Pleasanton's combined connection fee, is set by DSRSD and is outside the City's control. With the fee update, Pleasanton combined connection fees are expected to remain below Dublin and within the range of peer agencies in the Tri-Valley area.



The current and proposed sewer connection fees are shown below. The connection fee per EDU is multiplied by the EDU ratio for each customer type to arrive at the proposed sewer connection fee for each customer. The EDU ratios are from the City's existing fee schedule.

Sewer Connection Fees	EDU Ratio	Factor	Current Fee	Proposed Fee	Difference ($)	Difference (%)
Residential						
Single-Family Dwelling Unit	1.0000	per house/unit	$556.24	$2,250.00	$1,693.76	305%
Townhome, Townhouse, Duet, Duplex	1.0000	per unit	$556.24	$2,250.00	$1,693.76	305%
Condominium	0.7000	per unit	$417.18	$1,575.00	$1,157.82	278%
Apartment, Mobile Home	0.7000	per unit	$367.12	$1,575.00	$1,207.88	329%
Regular (low)						
Auditoriums	0.0091	per seat	$5.06	$20.48	$15.42	305%
Auto body shops/Auto dealers	0.0005	per square foot	$0.28	$1.13	$0.85	302%
Banks, Financial Offices	0.0003	per square foot	$0.16	$0.68	$0.52	322%
Barber shops / Beauty shops	0.0014	per square foot	$0.76	$3.15	$2.39	314%
Bars, Cocktail lounges, taverns (w/o dining)	0.0016	per square foot	$0.89	$3.60	$2.71	304%
Bowling alleys	0.0014	per square foot	$0.78	$3.15	$2.37	304%
Car washes	0.0077	per square foot	$4.29	$17.33	$13.04	304%
Churches	0.0227	per seat	$12.64	$51.08	$38.44	304%
Delicatessen	0.0032	per square foot	$1.79	$7.20	$5.41	302%
Dental Clinic	0.0041	per square foot	$2.28	$9.23	$6.95	305%
Dry Cleaners	0.0020	per square foot	$1.13	$4.50	$3.37	298%
Gas Stations	0.0021	per square foot	$1.19	$4.73	$3.54	297%
General Retail/ Commercial	0.0002	per square foot	$0.12	$0.45	$0.33	275%
Gyms, Health Clubs	0.0019	per square foot	$1.06	$4.28	$3.22	303%
Hospital	1.1364	per bed	$632.09	$2,556.90	$1,924.81	305%
Hotels, Motels (no dining facilities)	0.5909	per room	$328.68	$1,329.53	$1,000.85	305%
Institutional (Resident)	0.4545	per bed	$252.83	$1,022.63	$769.80	304%
Laundries, coin-operated	0.5909	per machine	$328.68	$1,329.53	$1,000.85	305%
Laundries, full service (commercial)	0.0045	per square foot	$2.53	$10.13	$7.60	300%
Market - Dry Goods	0.0009	per square foot	$0.48	$2.03	$1.55	322%
Medical Clinic	0.0017	per square foot	$0.93	$3.83	$2.90	311%
Medical/ Dental Complex	0.0010	per square foot	$0.56	$2.25	$1.69	302%
Office Buildings	0.0002	per square foot	$0.12	$0.45	$0.33	275%
Parks/ Rec						
Country Club	0.3182	per person	$176.98	$715.95	$538.97	305%
Picnic Park	0.0455	per person	$25.29	$102.38	$77.09	305%
Pool	0.0455	per person	$25.29	$102.38	$77.09	305%
Tennis Courts, w/ toilet & shower	0.4545	per court	$252.83	$1,022.63	$769.80	304%
Plant Nursery	0.0004	per square foot	$0.20	$0.90	$0.70	350%
Printers	0.0006	per square foot	$0.36	$1.35	$0.99	275%
Public Agencies	0.0002	per square foot	$0.12	$0.45	$0.33	275%
Recreational vehicle R.V. Park	0.5454	per RV	$303.39	$1,227.15	$923.76	304%
Schools (excluding cafeteria)						
W/o showers	0.0682	per student	$37.92	$153.45	$115.53	305%
With showers	0.0909	per student	$50.56	$204.53	$153.97	305%
Theaters	0.0091	per seat	$5.06	$20.48	$15.42	305%
Veterinary Hospital	0.0015	per square foot	$0.86	$3.38	$2.52	292%
Warehouse/distribution	0.0001	per square foot	$0.08	$0.23	$0.15	181%
Regular (medium)						
Banquet Facilities - intermittent use	0.0012	per square foot	$0.68	$2.70	$2.02	297%
Business with cafeteria	0.0027	per square foot	$1.51	$6.08	$4.57	302%
Cafeteria	0.0025	per square foot	$1.37	$5.63	$4.26	311%
Hotels/Motels with dining facilities	0.0027	per square foot	$1.51	$6.08	$4.57	302%
Restaurant, Fast Food	0.0027	per square foot	$1.51	$6.08	$4.57	302%
Restaurant, Full Service	0.0025	per square foot	$1.37	$5.63	$4.26	311%
School with cafeteria	0.0027	per square foot	$1.51	$6.08	$4.57	302%
Regular (high)						
Bakeries/ Donut Shops/ Ice Cream Shops	0.0028	per square foot	$1.57	$6.30	$4.73	301%
Car washes w/ steam cleaning	0.0018	per square foot	$1.01	$4.05	$3.04	301%
Markets with garbage disposals	0.0077	per square foot	$4.29	$17.33	$13.04	304%
Mortuaries	0.0009	per square foot	$0.48	$2.03	$1.55	322%

City of Pleasanton

City Council Meeting, Sewer Rates and Connection Fees – June 2, 2026

Water Resources Economics

Promoting the Value and Price of Water Service

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Agenda

- Rate Study Overview
- Cost-of-Service Methodology
- Proposed Rate Structure Changes
- Proposed Sewer Rates
- Customer Impacts and Rate Survey
- Sewer Connection Fees
- Next Steps and Schedule

Water Resources Economics

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Rate Study Overview

Financial Plan

Develop funding plan for SSMP / CIP

Determine annual rate revenue needs to maintain financial sufficiency

Cost-of-Service

Allocate costs of sewer system

Determine cost to serve each customer class

Rate Design

Develop sewer rate structure most suitable to meet City's goals and objectives

Evaluate customer and rate classes

Completion by May/June 2026

Rate Adoption

Document rate study in report

Adopt sewer rates according to Proposition 218 process

Completion by November/ December 2026

We are here

Water Resources Economics

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SEWER RATES

Water Resources Economics

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Cost-of-Service Methodology

- The total costs for the City's sewer collection system are allocated based on **estimated wastewater flow** by customer class

- Residential wastewater flow is estimated based on:
  - Household size (household density analysis from census data, American Community Survey 2024)
  - City-specific indoor water usage in gallons per capita per day (51 gpcd)

- Non-residential wastewater flow is estimated based on:
  - Actual water usage data (FY 2025 actuals)
  - Wastewater return factor based on average winter usage relative to average annual usage

- **Cost-of-service aligns costs with estimated wastewater contribution by class**

Water Resources Economics

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Wastewater Flow Allocation by Class

Customer Class	Est. Wastewater Flow (ccf)	Proposed Cost Allocation	Current Cost Allocation
Residential	1,953,229	76.6%	81.4%
Commercial/Industrial	583,308	22.9%	17.7%
Institutional	12,087	0.5%	0.9%
Total	**2,548,624**	**100.0%**	**100.0%**

Compared to current allocation, costs shift from Residential and Institutional customers to Commercial/Industrial customers

Water Resources Economics

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Proposed Rate Structure Changes

Goals of proposed sewer rate structure:

- Simplify sewer rate structure / match to peer agencies
- Align with cost-of-service principles

Proposed changes to sewer rate structure:

- Residential – align Condo and Multi-Family rates
- Commercial/Industrial – one collection rate, regardless of commercial classification
- Institutional – continue differentiated school rates by Submetered and Not Submetered

Water Resources Economics

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Projected Sewer Revenue Adjustments 2027-2030

Fiscal Year	2027	2028	2029	2030
Date Effective	January 1, 2027	July 1, 2027	July 1, 2028	July 1, 2029
Total Rate Revenue Adjustment	**100%**	**10%**	**10%**	**10%**
Residential	*88%*	*10%*	*10%*	*10%*
Commercial/Industrial	*159%*	*10%*	*10%*	*10%*
Institutional	*9%*	*10%*	*10%*	*10%*

To ensure sufficient revenue to implement the financial plan, a 100% revenue adjustment is required effective January 1, 2027 followed by subsequent 10% annual adjustments through 2030.

For context, the City portion of the typical residential service sewer bill is $31.70 every other month, or $15.85 per month.

Water Resources Economics

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Proposed Sewer Rates – Residential

Proposed Sewer Rates	Current	FY 2027	FY 2028	FY 2029	FY 2030
Bi-Monthly Fixed Residential Charges					
Single Family	$31.70	$57.03	$62.74	$69.02	$75.93
Single Family w/ 2nd Residence	$48.28	$96.53	$106.19	$116.81	$128.50
Condo	$21.77	$39.51	$43.47	$47.82	$52.61
Multi-Family	$16.58	$39.51	$43.47	$47.82	$52.61

Water Resources Economics

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Proposed Sewer Rates – Non-Residential

Proposed Sewer Rates	Current	FY 2027	FY 2028	FY 2029	FY 2030
Commercial/Industrial Variable Charges ($/ccf)					
All Commercial/Industrial Customers		$4.08	$4.49	$4.94	$5.44
Minimum Charge	$16.58	$39.51	$43.47	$47.82	$52.61
Commercial (Current Classifications)					
Auto Steam Cleaning	$1.79	$4.08	$4.49	$4.94	$5.44
Bakery	$1.78	$4.08	$4.49	$4.94	$5.44
Laundry	$1.79	$4.08	$4.49	$4.94	$5.44
Grocery with Disposal	$1.71	$4.08	$4.49	$4.94	$5.44
Mortuary	$2.09	$4.08	$4.49	$4.94	$5.44
Restaurant, Fast Food	$1.67	$4.08	$4.49	$4.94	$5.44
Restaurant, Full Service	$1.67	$4.08	$4.49	$4.94	$5.44
All Other	$1.51	$4.08	$4.49	$4.94	$5.44
Institutional Variable Charges ($/ccf)					
Schools, Submetered	$1.46	$2.03	$2.24	$2.47	$2.72
Schools, Not Submetered	$0.95	$0.88	$0.97	$1.07	$1.18

Water Resources Economics

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Sewer Customer Impacts – Residential

Residential Customers	Current Collection Bill	Proposed Collection Bill	Difference ($)	Current Combined Bill	Proposed Combined Bill	Difference ($)
Pleasanton / DSRSD						
Single Family	$31.70	$57.03	$25.33	$93.28	$122.61	$29.33
Single Family w/ 2nd Residence	$48.28	$96.53	$48.25	$156.56	$227.70	$71.14
Condo	$21.77	$39.51	$17.74	$68.46	$90.67	$22.21
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Ruby Hill / Livermore						
Single Family	$31.70	$57.03	$25.33	$166.68	$213.01	$46.33

Collection bill includes City of Pleasanton collection charges only
Combined bill includes FY 2026 treatment costs (current) and FY 2027 treatment costs (proposed)

Water Resources Economics

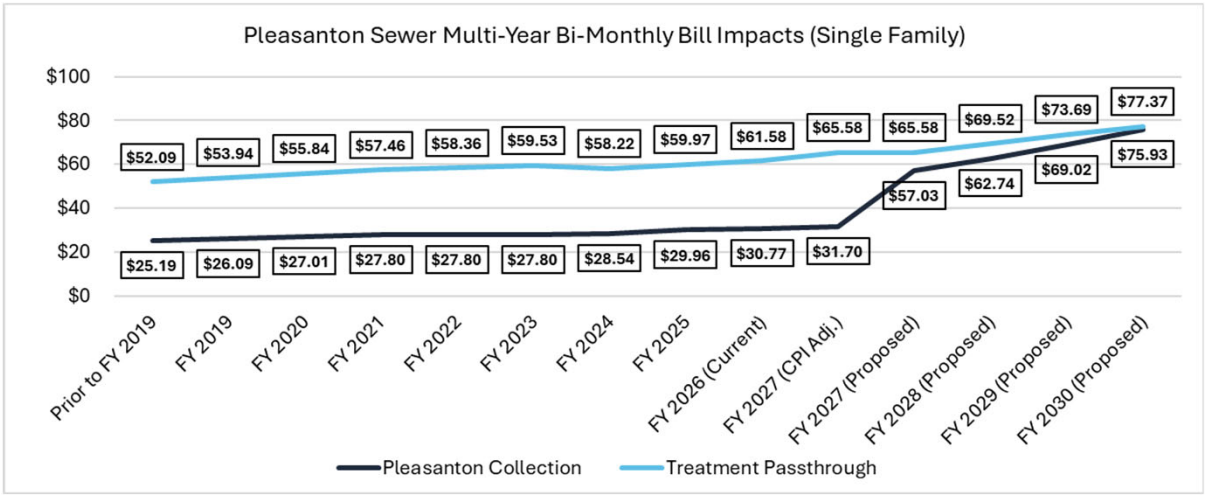
Sewer Customer Impacts – Non-Residential

Non-Residential Customers	Average Bi-Monthly Use (ccf)	Current Collection Bill	Proposed Collection Bill	Difference ($)	Current Combined Bill	Proposed Combined Bill	Difference ($)
Auto Steam Cleaning	24	$42.96	$97.92	$54.96	$242.16	$315.36	$73.20
Bakery	221	$393.38	$901.68	$508.30	$2,227.68	$2,903.94	$676.26
Laundry	20	$35.80	$81.60	$45.80	$105.40	$157.60	$52.20
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Schools, Not Submetered	1,394	$1,324.30	$1,226.72	($97.58)	$6,175.42	$6,523.92	$348.50

Collection bill includes City of Pleasanton collection charges only
Combined bill includes FY 2026 treatment costs (current) and FY 2027 treatment costs (proposed)

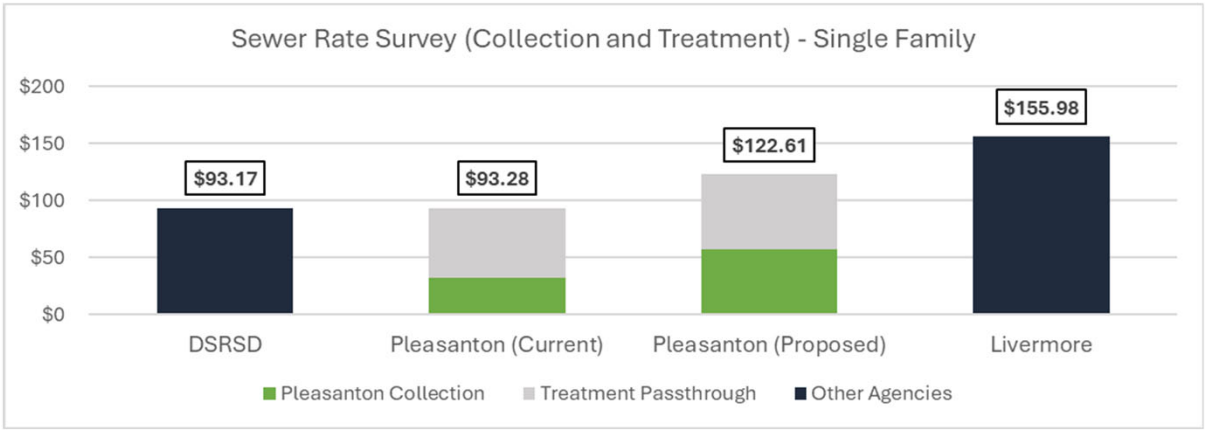
Water Resources Economics

Sewer Multi-Year Bills – Single Family



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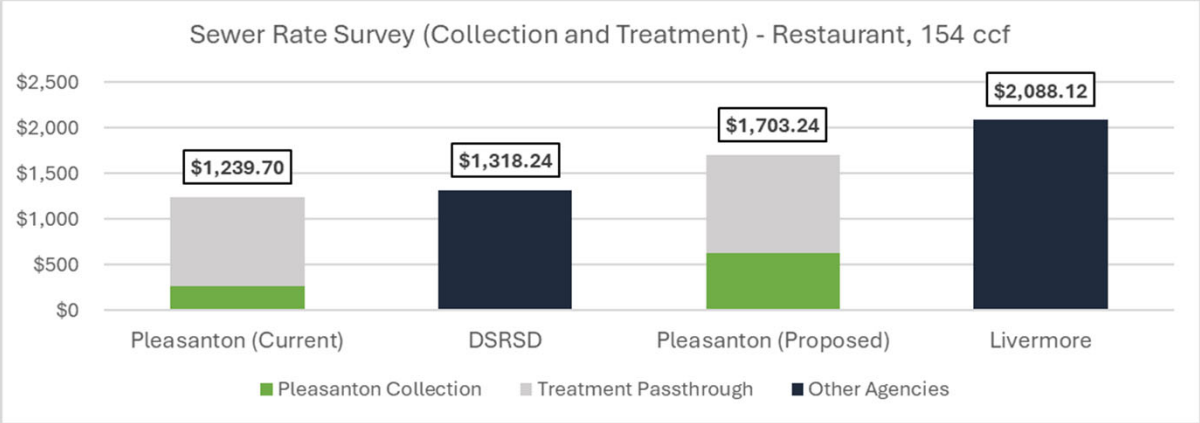
Sewer Rate Survey – Single Family



Combined bill includes FY 2026 treatment costs (current) and FY 2027 treatment costs (proposed)

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Sewer Rate Survey – Full Service Restaurant



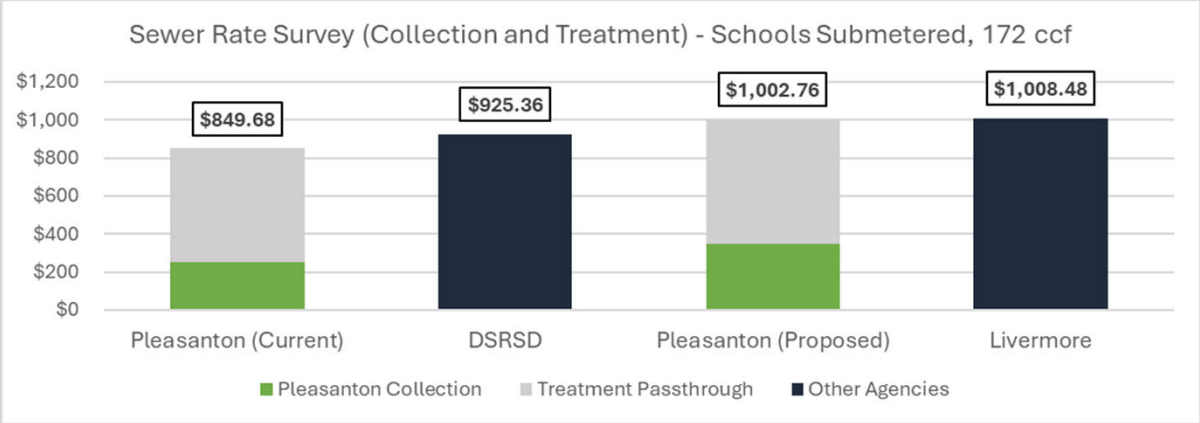
Combined bill includes FY 2026 treatment costs (current) and FY 2027 treatment costs (proposed)

Water Resources Economics

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Sewer Rate Survey – Schools Submetered



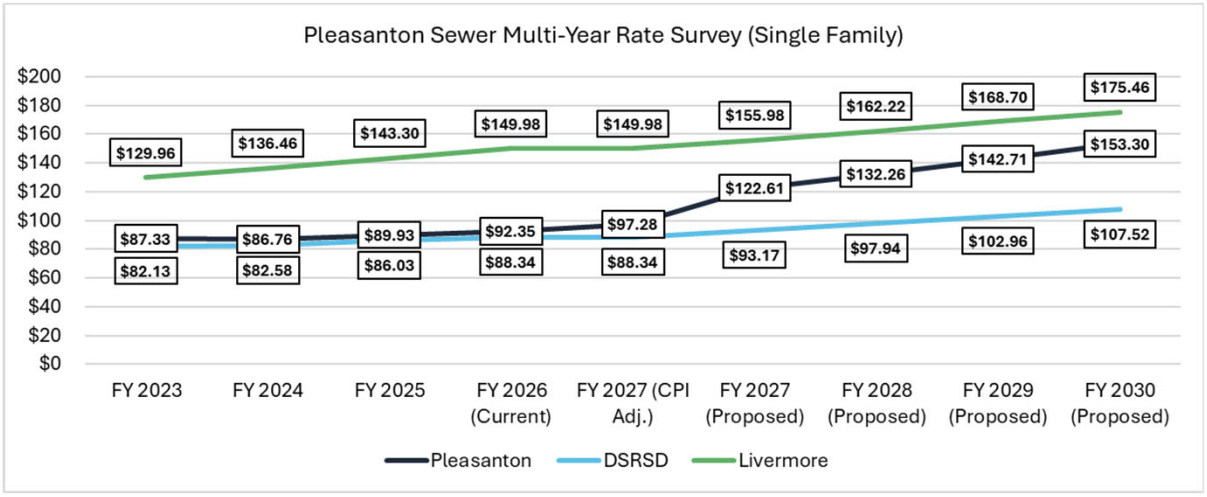
Combined bill includes FY 2026 treatment costs (current) and FY 2027 treatment costs (proposed)

Water Resources Economics

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Sewer Multi-Year Rate Survey – Single Family



Water Resources Economics

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SEWER CONNECTION FEES

Water Resources Economics

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What are Connection Fees?

- Connection fees are one-time charges for new development to connect to the City's sewer system
- Establishes financial equity between existing and new customers
- "Growth pays for growth"

Water Resources Economics

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Rates vs. Connection Fees

- Sewer rates are regulated under Prop 218; sewer connection fees are under Prop 26
- Sewer rates pay for costs of operating and maintaining the system for existing customers
- Sewer connection fees pay for capacity in the sewer system to serve new customers

Water Resources Economics

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Connection Fee Methodology

Buy-in Method

- Used for agencies with additional capacity in existing system
- New customers "buy in" to system that existing customers built

Incremental Cost Method

- Used for agencies that need to expand the system to serve new customers
- New customers pay for capital projects built to serve them

Hybrid Method

- Used for agencies that has existing capacity but requires additional capacity
- New customers pay a portion to buy in to existing system ad a portion to build new capacity

WRE recommends the Buy-in Method for the City, since there is additional capacity in the sewer system to serve new customers

Water Resources Economics

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Sewer Buy-in Fee Methodology

- Determine value of existing sewer system – assets based on Replacement Cost Less Depreciation (RCLD) and cash balances
- Define units of service related to existing customers in Equivalent Dwelling Units (EDUs)
- Revenues from buy-in fee can be used in the Sewer Enterprise Fund to benefit existing customers / offset future rates

Water Resources Economics

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Sewer Buy-in Fee Calculation

Buy-In Component	System Value
Sewer Assets Value (RCLD)	$65,468,002
Plus Cash Balances	$9,821,893
Total	**$75,289,895**

Sewer assets provided by City staff

Cash balance from sewer rate study projections

Customer Class	Accounts	Wastewater Flow (ccf)	Single Family Flow per EDU	EDUs
Residential	21,050	1,953,229	76	25,649
Commercial/Industrial	943	583,308	76	7,660
Institutional	16	12,087	76	159
Total	**22,009**	**2,548,624**		**33,467**

Customer accounts and wastewater flow from sewer rate study calculations/data

1 Single Family customer = 1 EDU, or 76 ccf of wastewater flow per year

Water Resources Economics

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Proposed Sewer Connection Fees

Buy-In Unit Cost	Value
Existing System Value	$75,289,895
Existing EDUs	33,467
Connection Fee per EDU	**$2,250**

Sewer Connection Fees	EDU Ratio	Factor	Current Fee	Proposed Fee	Difference ($)
Single-Family Dwelling Unit	1.0000	per house/unit	$556.24	$2,250	$1,693.76
Townhome, Townhouse, Duet, Duplex	1.0000	per unit	$556.24	$2,250	$1,693.76
Condominium	0.7000	per unit	$417.18	$1,575	$1,157.82
Apartment, Mobile Home	0.7000	per unit	$367.12	$1,575	$1,207.88

EDU ratios for Condominiums and Apartments/Mobile Homes have been updated to reflect the changes in the sewer rate structure (same rates and connection fees)

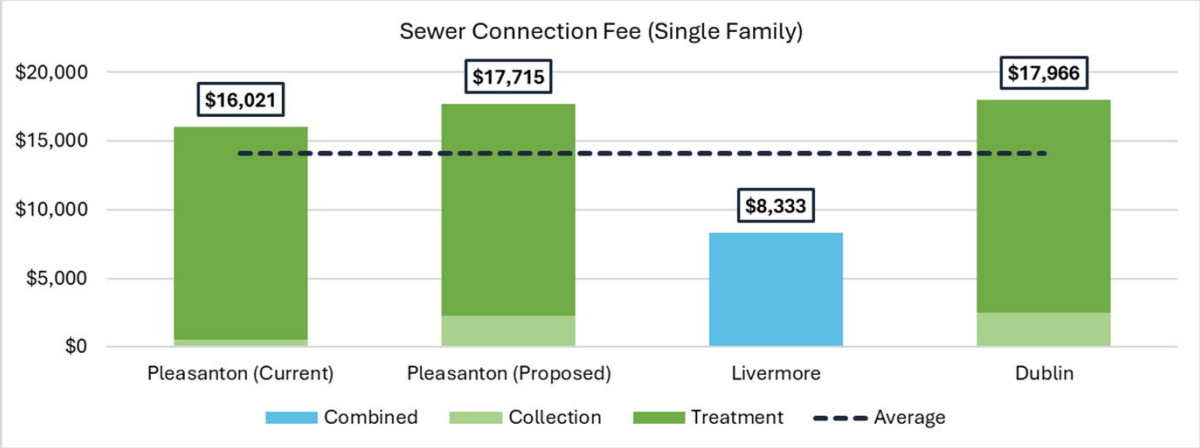
Proposed sewer connection fees for Non-Residential customers are included in staff report

Water Resources Economics

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Sewer Connection Fee Survey



Water Resources Economics

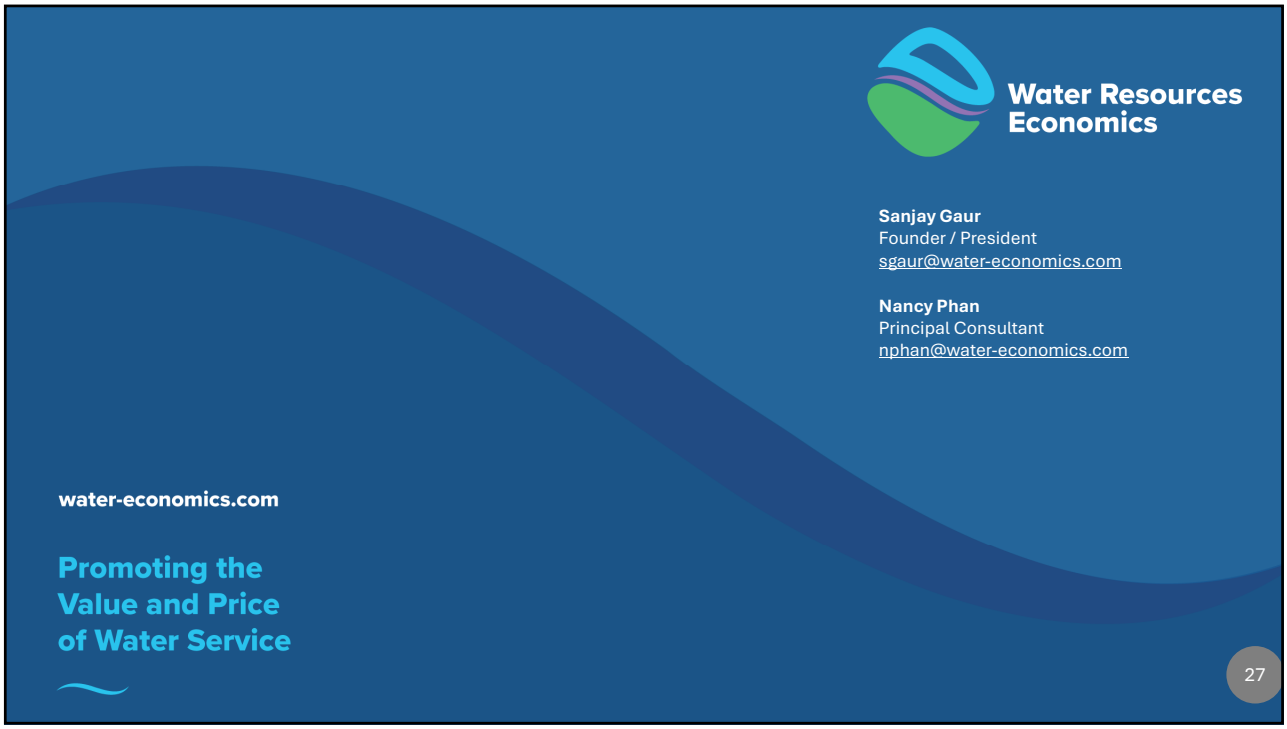
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Next Steps and Schedule

- Council Meeting – June 2 (today) – sewer rates and connection fees
- Council Meeting – July – receive sewer rate study report and Proposition 218 notice
- 45-day Public review period
- Council Meeting – November/December – Public Hearing to adopt sewer rates
- New rates to go into effect if approved on January 1, 2027

Water Resources Economics

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Water Resources Economics
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Promoting the Value and Price of Water Service
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CITY COUNCIL AGENDA REPORT

June 2, 2026
City Manager

TITLE: PROVIDE DIRECTION ON A DRAFT RESOLUTION AND DRAFT ORDINANCE FOR A POTENTIAL LOCAL TRANSIENT OCCUPANCY TAX BALLOT MEASURE FOR THE NOVEMBER 3, 2026, GENERAL MUNICIPAL ELECTION

SUMMARY

Since 2025, the City has been exploring a potential ballot measure to allow voters to consider increasing the Transient Occupancy Tax (TOT) as a way to secure new revenue for the City. If approved by the City Council for consideration during the November 2026 election, the proposed revenue measure would increase the City's TOT rate from 8 percent to 10 percent, effective July 1, 2027, and from 10 percent to 12 percent, effective July 1, 2028. The TOT increase would require a simple majority (50 percent plus one) affirmative vote of eligible voters. TOT is paid by hotel and motel guests, primarily out-of-town visitors rather than Pleasanton residents. The measure is expected to generate approximately $1.4 million per year in additional revenue once the 10 percent rate takes effect, and approximately $2.8 million per year once the 12 percent rate takes effect, all of which would remain in Pleasanton. Approval of a TOT increase, combined with ongoing efforts to reduce spending, would help reduce the structural operating budget deficit and offset impacts on City services and programs that residents and business owners expect and rely on.

RECOMMENDATION

Staff recommends that the City Council provide direction on a draft resolution and draft ordinance for a potential local transient occupancy tax ballot measure for the November 3, 2026, general municipal election.

BACKGROUND

The City is facing a growing structural gap between revenues and expenditures, meaning that expenses have and will continue to grow faster than revenues. Current forecasts indicate an annual budget shortfall over the next several years, and the cumulative deficit is projected to grow over the next decade if additional revenue is not secured. At the City Council's direction, City staff has been working to proactively address the deficit with a combination of reducing spending and exploring new revenue opportunities.

Prior City Council Actions

In July 2025, following public engagement on the City's fiscal outlook, the City Council considered several structural options to address the General Fund deficit, including exploring a charter city transition. On August 19, 2025, staff presented a range of potential new or expanded revenue options. The City Council directed staff to focus on a Transient Occupancy Tax (TOT) increase and to begin stakeholder engagement with Pleasanton's hotel operators.

In late 2025, staff had informal conversations with Pleasanton hotel operators to understand the potential impacts of a TOT adjustment on the local lodging market. On February 3, 2026, staff returned to the City Council with rate scenarios and revenue estimates. The City Council directed staff to return with draft ballot language for a TOT measure at a target rate of 12 percent, phased over two years (10 percent effective July 1, 2027, and 12 percent effective July 1, 2028), for the November 3, 2026, general municipal election.

Importance of New Revenue

As documented in the FY 2026/27 Mid-Term Budget Update Report and General Fund Ten-Year Financial Forecast presented on May 19, 2026, the City faces a growing structural gap between revenues and expenditures. Under the baseline scenario, the forecast projects annual General Fund operating deficits ranging from approximately $4.4 million to $8.3 million over the forecast period; the projected structural deficits do not include the $44.0 million annual infrastructure funding gap identified in the Asset Management Plan. The proposed TOT measure is one component of the City's broader strategy to address this gap while continuing to deliver the services the Pleasanton community expects.

Regional Context

Pleasanton's TOT rate of 8 percent was established in 1983 and has not been adjusted since. Pleasanton's rate is tied with Dublin and Livermore for the lowest in Alameda County, where rates currently range from 8 percent to 14 percent. Cities in Alameda County that have increased TOT rates in the past decade have generally moved to rates of 12 percent or higher. Municipalities have limited options for raising revenues, and all cities in Alameda County face similar challenges related to rising operating costs and deferred maintenance.

DISCUSSION

Following the City Council's February 3, 2026, direction, staff, in coordination with the City Attorney's Office, have prepared the draft ballot language presented below. Because the proposed Transient Occupancy Tax (TOT) is paid by visitors staying in Pleasanton hotels and motels rather than by local residents, the development of this measure has focused on conversations with Pleasanton's hoteliers and on the legal and technical requirements of placing a general tax measure before the voters, rather than on broader community polling or outreach of the kind associated with a resident-facing tax.

Proposed Tax Measure

The staff recommendation is to place a Transient Occupancy Tax measure on the November 3, 2026, ballot. If approved, the ordinance would amend section 3.20.030 of the Pleasanton Municipal Code to increase the TOT rate from 8 percent to 10 percent effective July 1, 2027, and from 10 percent to 12 percent effective July 1, 2028. The TOT is collected by hotel and motel operators from guests at the time of payment and remitted to the City.

If the proposed tax measure is approved by voters, Pleasanton's TOT rate would rise to 10 percent on July 1, 2027, and to 12 percent on July 1, 2028, bringing the City into closer parity with neighboring Alameda County jurisdictions. Based on current TOT collections, staff projects the measure would generate approximately $1.4 million in additional annual revenue once the 10 percent rate takes effect and approximately $2.8 million in additional annual revenue once the 12 percent rate takes effect.

The measure would be approved if it receives a majority of affirmative votes from eligible City

voters (i.e., 50 percent plus one). Placing the TOT measure on the November ballot requires a two-thirds vote of the City Council (four council members).

The proposed tax would be a general tax paid primarily by visitors staying in Pleasanton hotels and motels. The additional tax revenue would remain in Pleasanton and could not be taken by the State of California for any reason or purpose.

Hotelier Conversations

Because the proposed measure is a tax on visitors rather than on Pleasanton residents, staff's engagement to date has been targeted. Staff had informal conversations with Pleasanton hotel operators to confirm that Pleasanton's 8 percent rate is at the low end of Alameda County and the broader Bay Area, and to surface practical considerations regarding a phased implementation schedule. These conversations informed the staff-recommended structure (8 percent to 10 percent to 12 percent) described above. Unlike the City's 2024 sales tax effort, staff have not conducted community-wide polling or a formal public engagement campaign on this measure, because the tax would be paid by overnight visitors rather than by local residents.

Proposed Ballot Question and Ballot Arguments

The proposed measure addresses areas identified by stakeholders and the City Council as top priorities and would maintain essential services, including police and fire protection. As highlighted in prior community engagement, public safety services are the highest-priority areas. It should be noted that approximately 50 percent of the City's General Fund budget is currently allocated to public safety.

Staff recommends that the City Council consider authorizing the following language for the ballot question. The language meets the specific legal and technical requirements of the Elections Code for placement of a Transient Occupancy Tax measure before the voters. The proposed ballot measure language reads as follows:

Shall a measure be adopted to increase the City's Uniform Transient Occupancy Tax paid by hotel guests from 8% to 10% on July 1, 2027, and to 12% on July 1, 2028, generating an estimated $1.4 to $2.8 million per year in additional revenue, that can be used to maintain city services, such as: police and fire protection; park and street maintenance; recreation programs; and other general government uses, until ended by voters?	**YES**
	NO

The draft resolution ordering the submission of the measure to the voters is attached as Attachment 1. The draft ordinance is attached as Attachment 2.

Next Steps

If the City Council chooses to direct staff to continue preparing the proposed ballot measure, staff will return at a subsequent meeting with a final resolution placing the measure on the November 3, 2026 ballot. That resolution will order submission of the measure to the voters,

approve the ordinance in final form, and direct the City Attorney to prepare an impartial analysis.

ALTERNATIVES

In addition to the recommended action, the City Council could provide alternative direction, including:

- Direct staff to develop an alternative rate or implementation schedule (e.g., a single-step increase to 12 percent, or a different target rate). This alternative is not recommended because the phased approach reflects stakeholder input received during 2025 engagement and balances revenue generation with operator and guest acceptance.
- Direct staff not to proceed with a November 2026 TOT measure. This alternative would reverse prior City Council direction from February 3, 2026, and forgo projected additional annual revenue of up to $2.8 million beginning in FY 2028/29. This alternative is not recommended given the City's projected structural budget deficit.

EQUITY AND SUSTAINABILITY

Generating sufficient revenue and ensuring the City's fiscal sustainability allows the City to continue providing programs and services that benefit all residents. Unlike a sales tax or parcel tax, the TOT is paid primarily by visitors staying in Pleasanton hotels and motels, rather than by local residents or property owners. General Fund revenue generated by the measure would support City services that benefit all residents, including public safety, parks and recreation, infrastructure maintenance, community programs, and implementation of strategies from the City's Climate Action Plan (CAP) 2.0.

OUTREACH

Because the proposed measure is paid by visitors rather than by Pleasanton residents, staff has had targeted conversations with Pleasanton hotel operators to discuss the proposed rate structure and phased implementation. If the City Council provides direction to proceed, staff will develop community education materials in compliance with applicable laws governing public agency communications on ballot measures, and will coordinate with the City Attorney's Office on the content and timing of those materials.

STRATEGIC PLAN ALIGNMENT

This item aligns with the ONE Pleasanton strategic plan goal of *Funding Our Future*, which supports financial health and sound fiscal policies.

FISCAL IMPACT

There is no direct fiscal impact associated with receiving this report and providing direction. If the measure is subsequently placed on the ballot and approved by voters, the estimated annual revenue impact would be approximately $1.4 million beginning in FY 2027/28 (10 percent rate) and approximately $2.8 million beginning in FY 2028/29 (12 percent rate), based on current TOT collections and assuming stable hotel occupancy. *As of the writing of this report,* it is estimated that the measure will cost approximately *$243,265 to $340,445* as part of the consolidated general municipal election, which will be allocated to the FY 2026/27 elections budget.

Prepared by:	Submitted by:	Approved by:
		
Aarón Zavala, Assistant to the City Manager	Alexa Jeffress, Assistant City Manager	Interim City Manager

Attachments:

1. Attachment 1 - Draft Resolution TOT Measure
2. Attachment 2 - Draft TOT Measure Ordinance
3. Attachment 3 - TOT Presentation

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON ORDERING THE SUBMISSION TO THE QUALIFIED ELECTORS OF THE CITY OF PLEASANTON A MEASURE TO APPROVE A UNIFORM TRANSIENT OCCUPANCY TAX INCREASE; REQUESTING THAT THE ALAMEDA COUNTY BOARD OF SUPERVISORS PERMIT CONSOLIDATION OF THE MEASURE WITH THE PLEASANTON GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE; SETTING PRIORITIES FOR FILING A WRITTEN ARGUMENT REGARDING A CITY MEASURE AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS

WHEREAS, the City Council of the City of Pleasanton ("City Council") desires to submit to the voters a measure to increase the City's Uniform Transient Occupancy Tax in the General Municipal Election to be held on November 3, 2026; and

WHEREAS, on June 2, 2026, the City Council adopted Resolution No. 2026-__ calling for the holding of a General Municipal Election and Resolution No. 2026-__ requesting the Board of Supervisors of the County of Alameda to consolidate a General Municipal Election to be held on November 3, 2026, with a Statewide General Election to be held on that date pursuant to section 10403 of the Elections Code for the purpose of the election of a Mayor to a two-year term, and two Members of the City Council from Districts 1 and 3 to a four-year term.

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

SECTION 1. Pursuant to the requirements of section 10403 of the Elections Code, the Board of Supervisors of the County of Alameda is hereby requested to consent and agree to the consolidation of a General Municipal Election to be held on November 3, 2026, with a Statewide General Election to be held on that date for the purpose of submitting to the qualified voters of the City the ballot measure set forth in the ballot question shown below in Section 4.

SECTION 2. Pursuant to California Constitution Article XIIIC, Section 2, Government Code Section 53724, and Elections Code Section 9222, the City Council of the City of Pleasanton hereby calls an election at which it shall submit to the qualified voters of the City a measure to increase the City's Uniform Transient Occupancy Tax from 8% to 10% on July 1, 2027, and to 12% on July 1, 2028 as authorized by Revenue and Taxation Code section 7280.

SECTION 3. The proposed complete text of the Ordinance submitted to the voters pursuant to Section 2 is set forth in Exhibit A. The City Council hereby approves the Ordinance, the form thereof, and its submission to the voters of the City at the November

3, 2026 election, as required by Revenue and Taxation Code section 7280, subject to the approval of a majority of the voters voting on the measure.

SECTION 4. The City Council, pursuant to its right and authority, does order submitted to the voters at the General Municipal Election on November 3, 2026, the following question, which question shall require the approval of a majority (50%+1) of qualified electors casting votes to pass:

Shall a measure be adopted to increase the City's Uniform Transient Occupancy Tax paid by hotel guests from 8% to 10% on July 1, 2027, and to 12% on July 1, 2028, generating an estimated $1.4 to $2.8 million per year in additional revenue, that can be used to maintain city services, such as: police and fire protection; park and street maintenance; recreation programs; and other general government uses, until ended by voters?	**YES**
	NO

SECTION 5. The ballots to be used at the election shall be in form and content as required by law. The City Clerk is authorized, instructed and directed to coordinate with the County of Alameda Registrar to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election. The City of Pleasanton recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 6. That the Alameda County Registrar of Voters is authorized to canvass the returns of the municipal election. The election shall be held in all respects as if there were only one election.

SECTION 7. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections and that the City Clerk is authorized to transmit a certified copy of this resolution to the Alameda County Board of Supervisors and the Alameda County Registrar of Voters.

SECTION 8. Priorities for written arguments. [to be added to the final resolution]

SECTION 9. City Attorney Impartial Analysis. That the city council directs the city attorney to prepare an impartial analysis of the measure.

SECTION 10. The approval of this Resolution is exempt from the California Environmental Quality Act (Public Resources Code §§ 21000, et.seq., “CEQA,” and 14 Cal. Code Reg. §§ 15000 et. seq., “CEQA Guidelines”). The City's Uniform Transient

Occupancy Tax increase to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose; it is not a commitment to any particular action. Accordingly, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. If revenue from the tax were used for a purpose that would have either such effect, the City would undertake the required CEQA review for that particular project. Therefore, pursuant to CEQA Guidelines section 15060 CEQA analysis is not required.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on ____, 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 __ day of ____ 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PLEASANTON AMENDING SECTION 3.20.030 OF CHAPTER 3.20 OF TITLE 3 OF THE PLEASANTON MUNICIPAL CODE RELATED TO THE CITY'S UNIFORM TRANSIENT OCCUPANCY TAX ORDINANCE

THE PEOPLE OF THE CITY OF PLEASANTON DO HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 3.20.030 of Chapter 3.20 of Title 3 of the Pleasanton Municipal Code is amended to read as follows:

3.20.030. Imposed—Rate.

For the privilege of occupancy in any hotel, each transient is subject to and shall pay a tax in the following amounts:

A. Eight percent (8%) of the rent charged by the operator for any period of occupancy commencing before July 1, 2027;

B. Ten percent (10%) of the rent charged by the operator for any period of occupancy commencing on or after July 1, 2027, and before July 1, 2028; and

C. Twelve percent (12%) of the rent charged by the operator for any period of occupancy commencing on or after July 1, 2028.

The tax constitutes a debt owed by the transient to the city which is extinguished only by payment to the operator or to the city. The transient shall pay the tax to the operator of the hotel at the time the rent is paid. If the rent is paid in installments, a proportionate share of the tax shall be paid with each installment. The unpaid tax shall be due upon the transient's ceasing to occupy space in the hotel. If for any reason the tax due is not paid to the operator of the hotel, the tax administrator may require that such tax shall be paid directly to the tax administrator.

SECTION 2. This ordinance relates to the levying and collecting of the City's Uniform Transient Occupancy Tax and shall take effect immediately.

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

The foregoing Ordinance was approved and adopted by the voters of the City of Pleasanton on November 3, 2026.

_____
Jack Balch, Mayor

ATTEST:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

Transient Occupancy Tax (TOT) Ballot Measure

June 2, 2026

What is Transient Occupancy Tax (TOT)?

- A tax on short-term stays (30 days or less) at hotels, motels, and similar lodging
- **Paid by visitors who stay in Pleasanton lodgings**

✓ Hotel and lodging guests pay TOT as part of their stay; collected by operators and remitted to the City

✓ Revenue supports general City services including public safety, parks, recreation, streets, and infrastructure

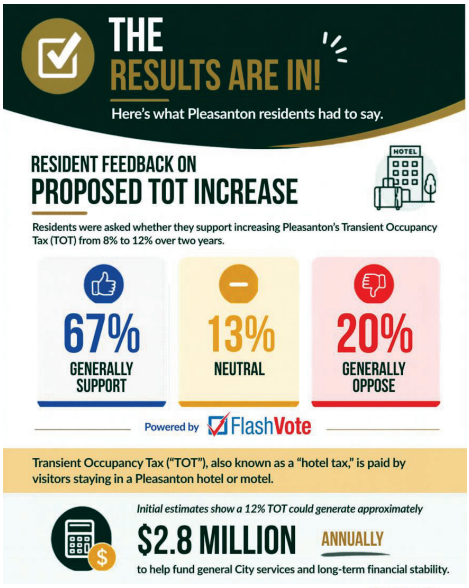


Background

- The City faces an ongoing annual structural budget deficit ranging from $4.4 million to $8.3 million
- $44M in annual infrastructure funding gap
- Current TOT rate of 8% unchanged since 1983
- August 2025: City Council directed staff to explore TOT increase
- February 2026: City Council directed staff to develop ballot language with a phased 12% target rate
- **Tonight: Provide direction on a draft resolution and draft ordinance for a potential local transient occupancy tax ballot measure for the November 3, 2026, general municipal election**

Community Input: FlashVote Survey

- **67% of respondents support a TOT increase**
  - 13% neutral; 20% oppose
  - 251 respondents (statistically valid)
- **Top community priorities:**
  - Physical safety and security (79%)
  - Parks, recreation, & library programs (54%)
  - Local businesses and services (53%)
  - Streets and sidewalks (51%)
  - Overall community appearance (51%)



Pleasanton's Position: Regional Comparison

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

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

Proposed Phased Approach

- **Phased 1 (July 1, 2027): 8% to 10%**
  - Estimated additional revenue: +$1.4M annually
- **Phase 2 (July 1, 2028): 10% to 12%**
  - Estimated additional revenue: +$2.8M annually (cumulative)

- General tax: Requires majority voter approval (50%+1)
- Single ballot measure covers both phases
- Estimated election cost: $243,265 to $340,445

Draft Ballot Question

- Shall a measure be adopted to increase the City's Uniform Transient Occupancy Tax paid by hotel guests from 8% to 10% on July 1, 2027, and to 12% on July 1, 2028, generating an estimated $1.4 to $2.8 million per year in additional revenue, that can be used to maintain city services, such as: police and fire protection; park and street maintenance; recreation programs; and other general government uses, until ended by voters?

Next Steps

- **July 2026**
  - Return to the City Council adopting a Resolution and approving the related Ordinance as to form placing the TOT increase item on the November ballot
- **August 2026**
  - Deadline to submit ballot measure to Alameda County
- **November 3, 2026**
  - General municipal election

Recommendation

Provide direction on a draft resolution and draft ordinance for a potential local transient occupancy tax ballot measure for the November 3, 2026, general municipal election.

CITY COUNCIL AGENDA REPORT

June 2, 2026
Public Works - Utilities Division

TITLE: ADOPT A RESOLUTION APPROVING THE CITY OF PLEASANTON 2025 URBAN WATER MANAGEMENT PLAN AND WATER SHORTAGE CONTINGENCY PLAN

SUMMARY

The City's draft 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) have been prepared in accordance with the California Urban Water Management Planning Act. These plans are required to be updated every five years and adopted by the City Council. They describe the City's water deliveries and use, water supply sources, projected water demands through 2045, water supply reliability, and planned response actions during water shortages.

As an urban water supplier, the City must update and submit its 2025 UWMP, including the incorporated WSCP, to the California Department of Water Resources (DWR) by July 1, 2026.

RECOMMENDATION

Adopt a resolution approving the City of Pleasanton 2025 Urban Water Management Plan and Water Shortage Contingency Plan.

BACKGROUND

The California Urban Water Management Plan (UWMP) Act, enacted in 1983, requires urban water suppliers to prepare plans that assess long-term water supply reliability under normal, single-dry, and multiple-dry year conditions and demonstrate that adequate water supplies are available.

The Act has been updated periodically since its establishment, including through the Water Conservation Act of 2009 (SB X7-7) and the 2018 Water Conservation Legislation directives, which were first incorporated in the 2015 and 2020 UWMP updates, respectively. Since 2020, there have been no notable legislative changes to the UWMP requirements, except for minor revisions to definitions.

The City Council adopted the current UWMP (2020 UWMP) in June 2021. Preparation of the 2025 UWMP and Water Shortage Contingency Plan (WSCP) began in October 2025 and included coordination with Zone 7 Water Agency (Zone 7) and the other Tri-Valley retailers. During the preparation of the 2025 UWMP, notices of preparation were sent to local agencies, Alameda County, and local organizations. The Draft 2025 UWMP and WSCP were made available for public review beginning May 7, 2026, and staff notified the previously contacted local agencies and organizations of their availability. In addition, this item was published in the newspaper for two consecutive weeks, as required by law, prior to the public hearing on the

adoption of the Draft 2025 UWMP and WSCP, included as Attachment 1.

DISCUSSION

The City's water supply reliability is closely tied to Zone 7's water supply reliability policy. Since 2023, Zone 7 has provided 100 percent of the City's potable water supply and serves as the Tri-Valley groundwater manager. As a result, Zone 7's seasonal and climatic supply constraints directly affect the City's supply reliability and vulnerability to shortages.

The water quantity available to Zone 7 from its different supply sources varies annually depending on hydrologic conditions. Accordingly, as part of Zone 7's 2025 UWMP preparation, Zone 7 reviewed historical data and developed projected yields for each water supply source under three conditions: (1) normal water year, (2) single-dry year, and (3) a consecutive five-year drought. This information, in turn, informed the City's water supply reliability assessment.

The key outcome of the Draft 2025 UWMP and WSCP is that Zone 7 is expected to have adequate supply reliability to meet the City's current and projected demands through 2045 under the majority of analyzed scenarios. The only scenario showing a small shortfall for Pleasanton (10 percent) is a five-year drought beginning in 2045, specifically in the fifth consecutive year of drought. This shortfall is considered manageable through conservation measures consistent with the WSCP. To strengthen delivery reliability, Zone 7's current portfolio includes future water supply projects such as groundwater banking, water transfers, Site Reservoir, and the Chain of Lakes Project, as well as exploratory planning for potable reuse and desalination.

Each water shortage event is unique and requires a situational assessment, and the WSCP details the City's strategic approach. Accordingly, during potential future water shortage events, staff will assess supply in close coordination with Zone 7, as outlined in the WSCP, and, when applicable, bring forward recommendations to the City Council based on the assessment findings.

Update Following Public Draft Release

Following the release of the Public Draft 2025 UWMP and WSCP, the State Division of Drinking Water (DDW) adjusted the City's water loss standard from the original version shown in Table 4-3 from a "Real Water Loss Standard" of 18.8 gallons per service connection per day (gpscpd) shown, to 28.5 gpscpd. The final 2025 UWMP and WSCP will reflect the updated value in Table 4-3 and include minor associated language adjustments to Section 4.4 to reflect this updated information.

This DDW-approved adjustment to the City's original real water loss standard followed an economic water loss model analysis provided by City staff, demonstrating that a higher standard was justified. The DDW-approved adjusted value will improve future compliance with the water loss standard and the Urban Water Use Objective requirement under the *Making Water Conservation a Way of Life* regulations.

EQUITY AND SUSTAINABILITY

Adoption of the draft 2025 UWMP and WSCP supports long-term water supply reliability and is consistent with Strategy WR-1 of the City's Climate Action Plan 2.0.

OUTREACH

In accordance with the California UWMP Act, the City provided notice of preparation, notice of availability, and notice of public hearing to applicable agencies, Alameda County, and local organizations to provide an opportunity for review and comment. The draft 2025 UWMP and WSCP were made available for public review beginning May 7, 2026, and staff notified the previously contacted local agencies and organizations of their availability. In addition, this item was published in the newspaper for two consecutive weeks, as legally required, prior to the public hearing on adoption of the Draft 2025 UWMP and WSCP.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the citywide ONE Pleasanton Strategic Goal of *Investing in our Environment* by assessing the adequacy of the future water supply and by strategic planning for action implementation during a water shortage.

FISCAL IMPACT

The contract amount for preparation of the UWMP and WSCP is $99,000. Ongoing implementation activities over the next five years will include annual water supply and demand assessments and water shortage management activities, as needed. Funding for preparation and implementation of the UWMP and WSCP is provided through the Water Operations Fund 4204060-430101.

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

Attachments:

1. 2025 Urban Water Management Plan and Water Shortage Contingency Plan Resolution
2. 2025 Urban Water Management Plan Presentation

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE 2025 URBAN WATER MANAGEMENT PLAN AND WATER SHORTAGE CONTINGENCY PLAN

WHEREAS, in "Urban Water Management Plan Act" (Cal Water Code 10610 - 10657) requires that specified urban water suppliers, such as the City of Pleasanton, adopt Urban Water Management Plans, and every five years thereafter adopt updated plans for the conservation and efficient use of water; and the "Water Conservation Act of 2009" (SBx7-7) specifies reductions of urban per capita water; and

WHEREAS, the City most recently updated its Urban Water Management Plan in 2020 (Resolution No. 21-1221); and

WHEREAS, the City has prepared a 2025 Urban Water Management Plan (UWMP) describing the City's service area, existing and planned sources of water, reliability of the supply, water demand and use projections, water conservation and demand management measures, water shortage contingency analysis; and

WHEREAS, the UWMP contains a Water Shortage Contingency Plan (WSCP) defining City actions to address stages of drought and catastrophic supply interruptions from power outage, earthquakes, or other disasters; and

WHEREAS, the City prepared the UWMP and WSCP in coordination with other appropriate agencies; as well as provided notice to the public of its intent to adopt the documents, has made the draft documents available for public review, and has encouraged the public to provide comment; and

WHEREAS, City properly noticed and held a public hearing on June 2, 2026 prior to adoption of said 2025 UWMP and WSCP for the purpose of allowing public comment.

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

SECTION 1. The City Council adopts the: (a) 2025 Urban Water Management Plan - Exhibit A and Appendices Exhibit B (b) Water Shortage Contingency Plan; and directs staff to file such documents as required with the California Department of Water Resources.

SECTION 2. This resolution shall become effective immediately upon its passage and adoption.

SECTION 3. City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 2, 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 June 2, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

_____
Daniel G. Sodergren, City Attorney

PUBLIC DRAFT

2025 URBAN WATER MANAGEMENT PLAN

CITY OF PLEASANTON

MAY 2026



THE CITY OF PLEASANTON

PREPARED BY:

eki environment & water

2025 URBAN WATER MANAGEMENT PLAN

Public Draft |May 2026

Prepared for:

City of Pleasanton
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Prepared by:

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2025 URBAN WATER MANAGEMENT PLAN

City of Pleasanton

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ABBREVIATIONS AND ACRONYMS

AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACWD	Alameda County Water District
ADU	accessory dwelling unit
ADWF	average dry weather flow
AF	acre-feet
AFY	acre-feet per year
AMI	advanced meter infrastructure
AWWA	American Water Works Association
BARR	Bay Area Regional Reliability
CCR	California Code of Regulations
cfs	cubic feet per second
CGC	California Government Code
CII	commercial, industrial, and institutional
CIMIS	California Irrigation Management Information System
CIP	capital improvement program
CMIP5	Coupled Model Intercomparison Project
COLs	Chain of Lakes
COLCS	Chain of Lakes Conveyance System
CVP	Central Valley Project
CWC	California Water Code
DBP	disinfection byproducts
DCP	Delta Conveyance Project
DCR	Delivery Capability Report
DDW	Division of Drinking Water
Delta	Sacramento-San Joaquin River Delta
DERWA	DSRSD-EBMUD Recycled Water Authority
DFW	Department of Fish and Wildlife
DIM	dedicated irrigation meter(s)
DMM	demand management measure(s)
DOC	Dissolved Organic Carbon
DOF	California Department of Finance
DRA	Drought Risk Assessment
DSRSD	Dublin San Ramon Services District
DVWTP	Del Valle Water Treatment Plant
DWR	California Department of Water Resources
DYTP	Dry Year Transfer Program
EBDA	East Bay Dischargers Authority

EBMUD	East Bay Municipal Utility District
EO	Executive Order
EPA	United States Environmental Protection Agency
ETo	reference evapotranspiration
°F	degrees Fahrenheit
ft msl	feet above mean sea level
GMP	Groundwater Management Plan
GPCD	gallons per capita per day
gpm	gallons per minute
GPQ	groundwater pumping quota
GPSCD	gallons per service connection per day
GSA	Groundwater Sustainability Agency(ies)
GSP	Groundwater Sustainability Plan(s)
HOA	Homeowners Association
IRWMP	Integrated Regional Water Management Plan
kWh	kilowatt hours
LAVWMA	Livermore Amador Valley Water Management Agency
LF	linear foot/feet
LOCA	Localized Constructed Analogs
LWRP	Livermore Water Reclamation Plant
µg/L	micrograms per liter
M&I	municipal and industrial
MCCWL	Making Conservation a California Way of Life
MCL	Maximum Contaminant Level
MFUV	Microfiltration and Ultraviolet
MG	million gallon(s)
MGD	million gallon(s) per day
MGDP	Mocho Groundwater Development Project
PFAS	per- and polyfluoroalkyl substances
PG&E	Pacific Gas and Electric
PMC	Pleasanton Municipal Code
PPWTP	Patterson Pass Water Treatment Plant
PWS	Public Water System(s)
PWS ID	public water system identification number
RCP	Representative Concentration Pathway
RHNA	Regional Housing Needs Allocation
RW Project	Pleasanton's Recycled Water Project
RWQCB	Regional Water Quality Control Board
RWTF	Regional Wastewater Treatment Facility

SB	Senate Bill
SB X7-7	Water Conservation Act of 2009
SBA	South Bay Aqueduct
SCADA	Supervisory Control and Data Acquisition
SFPUC	San Francisco Public Utilities Commission
SFUV	Sand Filtration and Ultraviolet
SGMA	Sustainable Groundwater Management Act
SNMP	Salt and Nutrient Management Plan
SRVRWP	San Ramon Valley Recycled Water Program
SWC	State Water Contractors
SWP	State Water Project
SWRCB	State Water Resources Control Board
T&O	taste-and-odor
TDS	total dissolved solids
TOC	total organic carbon
TOD	transit-oriented development
UV	Ultraviolet
UWMP	Urban Water Management Plan
UWUO	Urban Water Use Objective
WDSCMP	Water Distribution System Capacity Master Plan
WSCP	Water Shortage Contingency Plan
WSE	Water Supply Evaluation
WTP	water treatment plant
WWTP	wastewater treatment plant

EXECUTIVE SUMMARY

☑ ***CWC §10630.5***

Each plan shall include a simple lay description of how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan.

An Urban Water Management Plan (UWMP) helps water suppliers assess the availability and reliability of their water supplies and current and projected water use to help ensure reliable water service under different conditions. This water supply planning is especially critical for California currently, as climate change alters rainfall and snowfall (impacting water supply availability) and development occurs statewide (increasing the need for reliable water supplies). The Urban Water Management Planning Act requires urban water suppliers to develop UWMPs every five years. UWMPs evaluate conditions for the next 20 years, such that these regular updates ensure continued, long-term planning.

The City of Pleasanton (City) is a water retailer (also referred to as a retail urban water supplier, meaning it sells water directly to individual water users (e.g., residents and businesses). The City purchases most of its water supplies from Zone 7 Water Agency (Zone 7). Besides the City, Zone 7's retailers consist of the California Water Service (Cal Water), the City of Livermore (Livermore), and the Dublin San Ramon Services District (DSRSD). Because the City provides water to more than 3,000 users, it is required to prepare a UWMP.

This Executive Summary serves as a Lay Description of the City's UWMP, as required by California Water Code §10630.5.

California Water Code Requirements

The California Water Code (CWC) documents specific requirements for California water suppliers. The Urban Water Management Planning Act is included in the California Water Code and specifies the required elements of a UWMP, including discussing an agency's water system and facilities, calculating how much water its customers use (i.e., water demand) and how much it can supply, and detailing how it would respond during a drought or other water supply shortage. Also, a UWMP must describe what specific coordination steps were taken to prepare, review, and adopt the plan. Relevant portions of the code are provided at the beginning of each section.

The Urban Water Management Planning Act has been revised over the years. The Water Conservation Act of 2009 (also known as SB X7-7) required retail water agencies to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020. In 2020, retail water agencies were required to report on their compliance with SB X7-7.

The 2012 to 2016 drought led to further revisions to the Act to improve water supply planning for long-term reliability and resilience to drought and climate change. These revisions were formalized in the 2018 Water Conservation Legislation and include:

- Five Consecutive Dry-Year Water Reliability Assessment: Analyze water supply reliability for five consecutive dry years over the planning period of this UWMP (see **Section 7**).
- Drought Risk Assessment: Assess water supply reliability from 2026 to 2030 assuming that the next five years are dry years (see **Section 7**).

- Seismic Risk: Identify the seismic risk to the agency's water facilities and have a plan to address identified risks; the region's Local Hazard Mitigation Plan may address this requirement (see **Section 8**).
- Energy Use Information: If data are available, include reporting on the amount of electricity used to obtain, treat, and distribute water (see **Section 6**).
- Water Shortage Contingency Plan (WSCP): Update the City's plan to include an annual process for assessing potential gaps between planned water supply and demands; conform with the State's standard water shortage levels (including a shortage level greater than 50%) for consistent messaging and reporting; and provide water shortage responses that are locally appropriate (see **Section 8**).
- Lay Description: Provide a lay description of the findings of the UWMP; this Executive Summary serves as the "Lay Description" for this 2025 UWMP.

Major components and findings of the City's 2025 UWMP are summarized below.

City Water System

The City's water facilities convey, store, and deliver drinking (i.e., potable) water to its customers, which include City residents and commercial customers, as well as customers in unincorporated Alameda County.

Currently, the City supplies all its drinking water with purchased treated water from Zone 7. The Zone 7 water enters the City's distribution system at multiple turnout points. The City owns and operates its own distribution system which includes an extensive network of pipelines and pumping facilities to deliver drinking water to its customers.

Besides drinking water, the City delivers recycled water to a portion of customers within its service area, mainly for landscape irrigation. Recycled water is highly treated wastewater that can be used for non-potable purposes like landscape irrigation, toilet flushing, and cooling. The City owns and operates a separate distribution system for recycled water, which includes storage, pumping, and a network of pipelines.

Water Use by City Customers

The City anticipates growth in the next 20 years, which would increase its demand for water. Thorough and accurate accounting of current and future water demands is critical for the City's planning efforts. To continue delivering safe and reliable drinking water, the City must know how much water its customers currently use and how much they expect to use in the future. To help the City plan for enough water supply into the future, this UWMP uses a higher end estimate for future water demands.

The City worked closely with Zone 7 to estimate water demands through the year 2045. This process involved reviewing the City's development and planning documents. By 2045, the City's potable and recycled water demand is expected to increase from 2025 levels by approximately 41% and 25%, respectively.

City Water Supplies

Historically, the City's water supplies consisted of purchases from Zone 7 (approximately 80% of supply in 2020) and groundwater pumped by the City (approximately 20% of supply in 2020). In November 2022, Pleasanton stopped production in all three of its active wells due to the detection of per- and polyfluoroalkyl substances (PFAS). Between 2023 and 2025, the City purchased nearly 100% of its potable supply from Zone 7. The City and Zone 7 have partnered on the Joint Groundwater Wells project, which

will give the City the ability to once again access its full groundwater pumping quota (GPQ). Zone 7's supplies are made up of 80% imported water from the State Water Project, and the remainder comes from groundwater and local surface water.

The future reliability of Zone 7's imported water is a concern. drought, sea level rise, and natural disasters threaten the Sacramento-San Joaquin Delta (Delta), a critical component of the delivery system bringing water to Zone 7. As a result, Zone 7 is participating in various projects that would provide alternate water supplies or protect the existing delivery system against threats. These projects include installing a pipeline system beneath the Delta , reusing highly treated wastewater, and participating in the construction of a new reservoir to store surplus water in wet years.

Based on Zone 7's efforts and the City's continued use of groundwater, the City's future water supplies are expected to keep pace with its water demands.

Conservation Target Compliance

In 2020, the City achieved its 20% reduction target in accordance with SB X7-7. This achievement was the result of continued water conservation by its customers following the 2014-2016 drought, in addition to using recycled water for irrigation in place of potable water.

City Water Service Reliability

The California Water Code asks agencies to evaluate their water service reliability by examining the impact of drought on their water supplies and comparing those reduced supplies to water demands. Specifically, agencies should calculate their water supplies during a single dry year and five consecutive dry years using historical records. For example, the City can estimate its supply during a single dry year by looking at how much supply was available during the driest year on record. If that historical "dry year" amount was reduced by 10%, then the City can conservatively assume a similar 10% reduction in supplies in a future dry year.

The City is well-positioned to withstand the effects of a single dry year and a five-year drought. The City's drought risk was specifically assessed between 2026 and 2030, assuming that the next five years are dry years. Based on Zone 7's ability to meet all its water demands during dry conditions, the City is expected to have enough water supplies to meet water demands for a five-year drought beginning in 2026. This remains true for five-year droughts beginning in 2030, 2035, and 2040. However, in the fifth year of a drought starting in 2045, Zone 7 predicts a 14% supply shortfall to all of its retailers including the City. The City's ability to supply its own groundwater and recycled water buffer that shortfall and the City projects a 10% supply shortfall in that scenario. With the implementation of its Water Shortage Contingency Plan (WSCP), the City can implement sufficient temporary water conservation to completely reduce the shortfall.

Water Shortage Contingency Plan

A WSCP describes an agency's plan for preparing for and responding to water shortages. The City updated its WSCP to include its process for assessing potential gaps between planned water supply and demands for the current year and the next potentially dry year. The City previously aligned its water shortage levels with the State for consistent messaging and planned for locally appropriate water shortage responses. The WSCP may be used for foreseeable and unforeseeable events and is adopted concurrently with this UWMP by separate resolution to allow for updates as conditions change.

UWMP Preparation, Review, and Adoption

The City developed this 2025 UWMP in coordination with Zone 7 and the public. While preparing its UWMP, the City notified other stakeholders (e.g., Alameda County, Cal Water, Livermore, DSRSD) of its preparation, its availability for review, and the public hearing prior to adoption. The City encouraged community participation in the development of the 2025 UWMP using newspaper advertisements and web-based communication. These public notices included the time and place of the public hearing, as well as where the plan would be available for public inspection.

The public hearing provided an opportunity for the City's water users and the public to become familiar with the 2025 UWMP and ask questions about the City's water supply, its continuing plans for providing a reliable, safe, high-quality water supply, and its plans to address potential water shortages. Following the public hearing, the City Council plans to adopt the 2025 UWMP on June 2, 2026. A copy of the adopted UWMP will be submitted to the Department of Water Resources and will be available on the City's website (www.PleasantonWaterConservation.com).

1 PLAN INTRODUCTION

This section provides an overview of the City of Pleasanton's (Pleasanton, or City) 2025 Urban Water Management Plan (UWMP or Plan), including the Plan's purpose, its relationship to the California Water Code (CWC) and to other local and regional planning efforts, its contents, and special considerations.

This 2025 UWMP has been prepared jointly by City staff and EKI Environment & Water (EKI), in accordance with the California Department of Water Resources (DWR) 2025 UWMP Guidebook.[1]

1.1 Background and Purpose

The City is an urban retail water supplier that distributes water directly to individual water users (e.g., residents and businesses). The City purchases most of its supply from an urban wholesale water supplier, Alameda County Flood Control District Zone 7 (Zone 7 Water Agency [Zone 7]). In addition to the City, Zone 7 also supplies wholesale water to several other retailers: the California Water Service-Livermore District (Cal Water), City of Livermore (Livermore), and Dublin San Ramon Services District (DSRSD).

This UWMP is a foundational document and information source that reflects Pleasanton's historical and projected water demands, water supplies, supply reliability and potential vulnerabilities, water shortage contingency planning, and demand management programs. Among other purposes, this UWMP may be used as:

- A long-range planning document for water supply reliability and system planning; and
- A source for data on population, housing, water demands, water supplies, and capital improvement projects used in:
  - Regional water resource management plans prepared by wholesale water suppliers and other regional planning authorities (as applicable),
  - General Plans prepared by cities and counties, and
  - Statewide and broad regional water resource plans prepared by DWR, the State Water Resources Control Board (SWRCB), or other state agencies.

This Plan is an update to Pleasanton's 2020 UWMP, which was adopted in 2021. This 2025 UWMP retains information from the 2020 UWMP that remains current and relevant, incorporates updates, and includes additional information required by subsequent amendments to the Urban Water Management Planning Act (UWMP Act) (CWC §10610-10657). Although this Plan is an update to the 2020 UWMP, it was developed to be a self-contained, stand-alone document and does not require readers to reference information contained in previous UWMP updates.

1.2 UWMP Act and California Water Code

The UWMP Act requires urban water suppliers to prepare an UWMP every five years and to submit this plan to DWR, the California State Library, and any city or county within which the supplier provides water supplies. All urban water suppliers (either publicly or privately owned) in California are required to prepare a UWMP if they directly or indirectly supply municipal water to more than 3,000 customers or more than 3,000 acre-feet per year (AFY) (CWC §10617).

Initially enacted in 1983, the UWMP Act has been amended over time in response to water resources challenges and planning imperatives confronting California. A significant amendment was made in 2009

[1] The Final 2025 UWMP Guidebook is available at: https://data.cnra.ca.gov/dataset/2025-uwmp-reporting

following the Governor's call for a statewide reduction in urban water use, referred to as the Water Conservation Act of 2009 or Senate Bill (SB) X7-7. This amendment required urban retail water suppliers to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20% by 2020. To be eligible for state grants or loans, urban retail water suppliers were required to comply with SB X7-7 through reporting progress toward meeting SB X7-7 water use targets in 2015 and 2020 UWMPs. **Section 5** of this Plan addresses this requirement.

In 2016, Governor Brown signed Executive Order (EO) B-37-16 Making Conservation a California Way of Life (MCCWL). Subsequently, the Legislature passed SB 606 and Assembly Bill (AB) 1668, which added new drought planning requirements, including:

1) Additional Water Shortage Contingency Plan (WSCP) requirements (CWC §10640),
2) Drought risk assessments (DRAs) to assess water supply reliability in UWMPs for a drought period lasting five consecutive water years (CWC §10635(b)), and
3) Annual water supply and demand assessments to determine water supply reliability for the current year and one subsequent dry year (CWC §10632(a)).

These elements are included in **Section 7** and **Section 8** of this Plan. Additionally, SB 606/AB 1688 set new requirements for urban water suppliers to further increase water use efficiency beyond SB X7-7. Beginning in 2024, agencies were required to report an annual Urban Water Use Objective (UWUO). Because compliance with the UWUO requirements falls under the authority of the SWRCB, it is not included in this Plan. **Section 4.9** of this Plan documents Pleasanton's continued compliance with the UWUOs.

The UWMP Act contains numerous other requirements that a UWMP must satisfy. **Appendix A** lists each of these requirements and where in the Plan they are addressed.

1.3 UWMP Relationship with Other Efforts

This Plan provides information specific to water management and planning within Pleasanton's service area. However, water management does not happen in isolation; there are other planning processes that integrate with the UWMP to accomplish urban planning. Some of these relevant planning documents include:

- **Plan Bay Area.** Jointly developed by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission, Plan Bay Area guides transit-oriented investments related to public transit, housing, land use, and sustainability across the nine-county San Francisco Bay Area. While Plan Bay Area 2050 is the most recent update, which involves a planning horizon through the year 2050, Plan Bay Area 2040 is referenced within this UWMP, as further explained in **Section 3.3**.
- **Pleasanton General Plan 2005-2025: Land Use Element**. The General Plan summarizes the City's historical and existing land uses and describes areas of special interest for ongoing development. The General Plan also provides policies and guidance for future development, including specific plans for individual projects and general guidance for encouraging sustainable growth while preserving Pleasanton's residential neighborhoods and open space.
- **Pleasanton 2023-2031 Housing Element**. The City's 2023-2031 Housing Element evaluates existing housing stock and inventories sites suitable for potential housing development. The 2023-2031 Housing Element compares the City's available housing supply to its assigned share of the Regional Housing Needs Allocation (RHNA) and outlines a rezoning program to accommodate anticipated future housing needs in the City.

- **Pleasanton 2024 Water Distribution System Capacity Master Plan.** The City's Water Distribution System Capacity Master Plan (WDSCMP) identifies recommended capital improvements to the existing potable water distribution system to maintain the City's current level of service and support future growth through 2045. The WDSCMP relies on a hydraulic model of the distribution system to evaluate system performance under projected water demand growth and various supply scenarios.

Prepared in coordination with the City's Public Works Department, this Plan is integrated with the City's broader planning efforts. As further described in **Section 2.3.1**, Pleasanton also coordinated with its wholesale water supplier, Zone 7, to support consistency between their respective 2025 UWMPs.

1.4 Special Considerations

This Plan includes information beyond the requirements of the UWMP Act to support other regulatory processes that rely on UWMP data, including the Delta Plan and permitting for ocean desalination projects.

1.4.1 Demonstration of Consistency with the Delta Plan for Covered Actions

The Sacramento-San Joaquin Delta (Delta) Reform Act of 2009 established the Delta Stewardship Council to create a comprehensive, long-term, legally enforceable plan to guide management of the Delta's water and environmental resources (i.e., the Delta Plan). The Delta Reform Act set the foundation for state policy to reduce reliance on the Delta in meeting future water supply needs by diversifying water supply portfolios through actions such as improved water use efficiency, water reuse, advanced water technologies, and other regional water supply projects.

Further, the Delta Reform Act established a process for demonstrating consistency of a proposed project (a "covered action") with the Delta Plan. Covered actions may include: (1) a multi-year water transfer, (2) a conveyance facility, or (3) a new diversion that involves transferring water through, exporting water from, or using water in the Delta.

Though not required under the UWMP Act, for urban water suppliers that anticipate participating in or receiving water from proposed project that is considered a covered action, DWR's UWMP Guidebook recommends UWMPs include information to support the certification process to demonstrate consistency with Delta Plan Policy WR P1: Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (California Code of Regulations [CCR], Title 23, §5003).

The City's wholesale water supplier, Zone 7, is a contractor of the State Water Project (SWP) and, thus, relies on the Delta. Through Zone 7, the City anticipates participating in a covered action and, therefore, is required to demonstrate reduced Delta reliance. While Zone 7 imports about 80% of its water in a normal year from the SWP, it is pursuing various supply augmentation and demand management efforts to reduce reliance on the Delta. Supply-side efforts are further discussed in **Section 6** of this UWMP, which addresses existing and proposed projects that improve regional self-reliance. Also, **Section 9** describes demand management measures (DMMs) that the City has implemented. **Appendix C** demonstrates the City's consistency with Delta Plan Policy WR P1.

1.4.2 Permitting for Ocean Desalination Projects

California's *Water Supply Strategy: Adapting to a Hotter, Drier Future* updates state priorities to address water supply shortages due to long-term drought and the accelerating impacts of climate change, including identifying opportunities to access new water sources such as ocean desalination. To support permitting for ocean desalination projects, the *Seawater Desalination Siting and Streamlining Report to*

Expedite Permitting recommends that UWMPs clearly demonstrate the need for future or proposed ocean desalination projects.

As discussed in **Section 6.6**, Pleasanton does not anticipate pursuing ocean desalination in the planning horizon of this UWMP.

1.5 Plan Organization

This Plan is organized based on the sequence outlined in DWR's 2025 UWMP Guidebook and includes the following sections:

- Executive Summary – including a lay description of the UWMP and includes information related to water service reliability and potential issues and strategies for managing reliability risks.
- Section 1 Plan Introduction
- Section 2 Plan Preparation
- Section 3 Service Area Description
- Section 4 Water Use Characterization
- Section 5 SB X7-7 Baseline, 2020 Target, and 2025 Reporting
- Section 6 Water Supply Characterization
- Section 7 Water Supply Reliability Assessment
- Section 8 Water Shortage Contingency Planning
- Section 9 Demand Management Measures
- Section 10 Plan Adoption, Submittal, and Implementation
- Appendices – including supporting documentation and supplemental information

UWMP Act excerpts are included in text boxes at the beginning of relevant sections.

Per CWC §10644(a)(2), this Plan incorporates DWR standardized 2025 UWMP tables for reporting water use and supply information consistent with the UWMP Act. In addition, tables and figures beyond DWR's standard set are included as appropriate throughout to provide further context and connection to the City's related plans and efforts. To distinguish content related to DWR's standardized tables, the companion DWR table number is included in table titles throughout the Plan for accessible cross-reference.

Consistent with DWR's recommendation in the 2025 UWMP Guidebook, the City has included a complete checklist of specific UWMP requirements and a copy of relevant standard reporting tables to assist DWR's review (**Appendix A** and **Appendix B**).

2 PLAN PREPARATION

This section describes the basis for preparing the City's 2025 UWMP and WSCP, the basis for reporting throughout the Plan, and related coordination and outreach conducted during the Plan's development.

2.1 Basis for UWMP Preparation

☑ ***CWC §10617***

"Urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers. This part applies only to water supplied from public water systems subject to Chapter 4 (commencing with Section 116275) of Part 12 of Division 104 of the Health and Safety Code.

☑ ***CWC §10608.12***

(t) "Urban retail water supplier" means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.

(w) "Urban wholesale water supplier" means a water supplier, either publicly or privately owned, that provides more than 3,000 acre-feet of water annually at wholesale for potable municipal purposes.

☑ ***CWC §10620***

(b) Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.

☑ ***CWC §10621***

(a) Each urban water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one, incorporating updated and new information from the five years preceding each update.

☑ ***California Health and Safety Code §116275***

(h) "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.

Public Water Systems (PWS) provide potable (drinking) water for human consumption. The SWRCB's Division of Drinking Water (DDW) regulates PWSs and requires that suppliers report water use and other relevant PWS information via the electronic Annual Reports to the Drinking Water Program. Among other purposes, the State uses this information to determine whether a water supplier meets the definition of an "urban water supplier" and is subject to the requirements of the UWMP Act.

In 2025, Pleasanton distributed 12,663 AFY of potable water to 22,370 accounts through its PWS (**Table 2-1**) and is, therefore, required to prepare a UWMP.

Table 2-1 Public Water Systems (DWR Table 2-1)

Has there been a change in the number of affiliated PWSs since the 2020 UWMP? (OPTIONAL)			No
PWS Number	**PWS Name**	**Number of Municipal Connections 2025**	**Volume of Water Supplied 2025 (AFY)**
CA0110008	City of Pleasanton	22,370	12,663
	Total	**22,370**	**12,663**

2.2 Basis for UWMP Reporting

2.2.1 Individual or Regional Plan

This 2025 UWMP has been prepared on an individual reporting basis covering only the City's service area (**Table 2-2**). The City does not participate in a regional alliance, and it has not prepared a Regional UWMP.

Urban retail water suppliers may report on the requirements of SB X7-7 individually or as a member of a "Regional Alliance." As described in **Section 5**, Pleasanton is not a member of a Regional Alliance.

Table 2-2 Plan Identification (DWR Table 2-2)

Type of Plan			Name of Regional Alliance or Regional UWMP
☒	Individual UWMP		
	☐	Water Supplier is also a member of a SB X7-7 Regional Alliance	
☐	Regional UWMP		N/A

2.2.2 Fiscal or Calendar Year and Units of Measure

☑ ***CWC §10608.20***

(a)(1) Urban retail water suppliers … may determine the targets on a fiscal year or calendar year basis.

Pleasanton is an urban retail water supplier, as defined by CWC §10608.12(t), and not a wholesale supplier. Throughout this Plan, water volumes are reported in units of acre-feet (AF) and using a calendar year basis (**Table 2-3**). Volumes reported in this UWMP for 2025 cover the full 12 months of the year.

Table 2-3 Supplier Identification (DWR Table 2-3)

Type of Supplier	
☐	Supplier is a wholesale supplier.
☒	Supplier is a retail supplier.
Fiscal or Calendar Year	
☒	UWMP tables are in calendar years.
☐	UWMP tables are in fiscal years.
Units of measure used in UWMP	
Unit	AF

2.3 Coordination and Outreach

The UWMP Act requires the City to coordinate the preparation of its UWMP and updates to its WSCP with other appropriate agencies and all departments within the City, including other water suppliers that share a common source, water management agencies, and relevant public agencies. The City coordinated the preparation of this Plan with Zone 7, DSRSD, Livermore, and Cal Water. These agencies, community organizations, and the public participated in the coordination and preparation of this 2025 UWMP, including the WSCP update, as summarized in the following subsections.

2.3.1 Wholesale and Retail Coordination

☑ ***CWC §10631***

(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision.

(f) An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).

Pleasanton is one of four urban water retailers that purchase supply from Zone 7 on a wholesale basis (**Table 2-4**). The City coordinated with Zone 7 to provide notification of the 2025 UWMP preparation and a copy of the Draft Plan. In addition, the City participated in the development of Zone 7's 2025 UWMP by providing the City's water demand projections and reviewing Zone 7's Draft UWMP. The City, in turn, received information from Zone 7 on its existing and planned water supplies and future supply reliability.

Table 2-4 Water Supplier Information Exchange (DWR Table 2-4)

Wholesale Water Supplier Name
Alameda County Flood Control District Zone 7 (Zone 7)

2.3.2 Coordination with Other Agencies and the Community

☑ ***CWC §10620***

(d)(3) Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.

☑ ***CWC §10642***

Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan and the water shortage contingency plan…

In addition to coordinating the preparation of this 2025 UWMP and WSCP with Zone 7, Pleasanton also coordinated with DSRSD, Livermore, Cal Water, and DSRSD-East Bay Municipal Utility District (EBMUD) Recycled Water Authority (DERWA).

Pleasanton actively encourages community participation in water management activities and specific water-related projects. Pleasanton's public participation program includes both active and passive approaches for obtaining input from the community, such as mailings, public meetings, and web-based communication. Pleasanton's website describes on-going projects and posts announcements of planned rate increases to fund these water projects (www.cityofpleasantonca.gov).

As part of the 2025 UWMP and WSCP update, Pleasanton facilitated a public review period. Per Section 6066 of the California Government Code (CGC), the City provided public notification to commence a public comment period and to announce the date and location of the public hearing (**Appendix F)**. During the public comment period, the Draft 2025 UWMP, including the updated WSCP, was made available at the Pleasanton Public Library and was posted on the City's website (www.PleasantonWaterConservation.com).

The City held a duly noticed public hearing on June 2, 2026. The public hearing provided an opportunity for ratepayers and the public to become familiar with the UWMP and ask questions about the City's water supply and plans for continuing to provide a reliable, safe, high-quality- water supply.

2.3.3 Notice to Cities and Counties

☑ ***CWC §10621***

(b) Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan.

In December 2025, a notice of preparation was sent to the cities and counties and other stakeholders to inform them of the UWMP and WSCP update process and schedule, and to solicit input for the 2025 UWMP and updated WSCP. In addition to the agencies listed in **Section 2.3.2**, these include:

- San Francisco Public Utilities Commission
- Pleasanton Unified School District
- Pleasanton Chamber of Commerce
- Pleasanton Downtown Association
- Hacienda Business Park Owners Association

Copies of the notifications are included in **Appendix F**. The notifications to cities, counties, and other agencies are discussed in **Section 10**, along with the public hearing and adoption.

Pleasanton provided a 60-Day Notice to the entities and the communities it serves more than 60 days prior to the public hearing held on June 2, 2026, informing them that the Plan was going to be reviewed and updated. As a courtesy, Pleasanton also provided a 60-Day Notice to the County of Alameda, Livermore, the San Francisco Public Utilities Commission (SFPUC), and Cal Water due to geographical proximity and to ensure regional alignment in water management. The 60-Day Notice recipients are listed in **Section 10 (Table 10-1**)**,** and copies of correspondence with the agencies are provided in **Appendix F**.

3 SERVICE AREA DESCRIPTION

This section describes the Pleasanton's water system and service area, including climate, population, demographics, and land uses to help in understanding various elements of water supply and demand.

3.1 General Description

☑ ***CWC §10631***

(a) Describe the service area of the supplier…

Pleasanton's inception can be traced back to the 1850's as a stagecoach stop along the main route to the gold fields. The City was incorporated in 1894, and in the twentieth century it grew into a thriving agricultural center with the production of grain, hay, and hops. Located in southeastern Alameda County at the junction of Interstate 580 and Interstate 680, Pleasanton is approximately 22 square miles. The city is bordered by Interstate 580 and the City of Dublin to the north, Livermore to the east, and unincorporated Alameda County to the south.

The city lies predominantly on flat land formed by alluvial deposits from prehistoric streams flowing through the Livermore, Amador, and San Ramon Valleys to the San Francisco Bay. Geologic activity in the area has resulted in varying deposits of sand and gravel in the northeastern portion of the city. While the area once supported the cultivation of crops and livestock, today, Pleasanton is predominately urbanized, except for several vineyards at the eastern edge of the city and livestock grazing on Pleasanton Ridge and in the Southeastern Hills.

The majority of Pleasanton occupies the Valley floor, which ranges in elevation from approximately 320 to 400 feet. Pleasanton is enclosed by hills on the west and southeast. The Pleasanton and Main Ridges to the west rise sharply above Foothill Road to peaks of 1,500 feet. These two ridges remain seismically active and feature complex terrain, densely wooded vegetation, and landslide prone soils. A series of gentle to steeply sloping hills extend south from Pleasanton into a valley containing the San Antonio Reservoir.

Pleasanton's water service area includes the city itself, as well as customers in Remen Tract (unincorporated Alameda County), along Happy Valley Road and Kilkare Canyon Road (just north of the unincorporated Town of Sunol), and west of Foothill Road. Pleasanton's service area lies within the Alameda Creek watershed, a drainage basin that covers about 675 square miles between Mount Hamilton and Mount Diablo (**Figure 3-1)**.

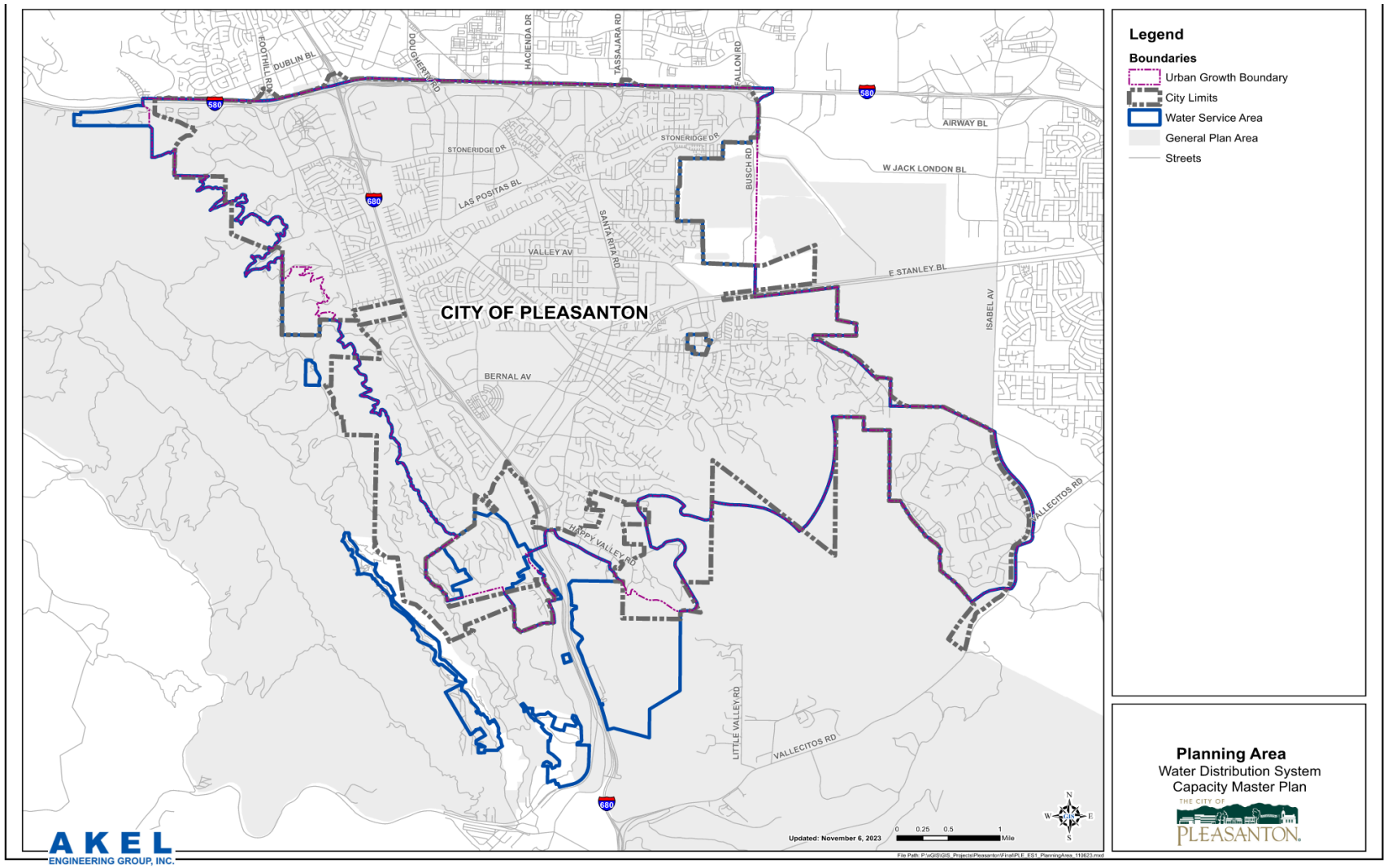


Figure 3-1 Pleasanton Water Service Area Boundary [2]

[2] Pending areas of annexation, including Merritt, Lester and Arroyo Lago, are not included in the current service area boundary.

3.2 Climate

☑ ***CWC §10631***

(a) Describe the service area of the supplier, … "climate…"

☑ ***CWC §10635***

(b)(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.

Pleasanton's climate is characteristically Mediterranean, with hot, dry summers and cool, moist winters, which is typical of the inland San Francisco Bay Area. This section discusses historical climate in City's water service area and potential effects of climate change.

Climate data was retrieved from the California Irrigation Management Information System's (CIMIS) Pleasanton Station (Station #191) for May 2004 through November 2025 (DWR, 2025). These data show that most rainfall typically occurs between December and March (see **Figure 3-2** and **Table 3-1**). On average, Pleasanton receives 18 inches of rainfall annually and experiences 52 inches of annual reference evapotranspiration (ETo). Maximum daily air temperature averages 86 degrees Fahrenheit (°F) in summer months and 61°F in winter months.

Table 3-1 Climate Characteristics

Month	Average Temperature		Standard Average ETo (inches)	Average Rainfall (inches)
	Min (°F)	Max (°F)		
January	38	60	1.5	3.0
February	39	63	2.2	2.8
March	42	66	3.6	3.0
April	45	70	5.0	1.3
May	49	75	6.3	0.6
June	53	82	7.2	0.2
July	56	88	7.7	0.1
August	55	87	6.7	0.1
September	53	85	5.0	0.2
October	48	78	3.6	1.2
November	41	67	2.0	1.6
December	37	60	1.4	3.8
Annual	**46**	**73**	**52**	**18**

NOTES:
(a) ETo = reference evapotranspiration
(b) Climate data for May 2004-December 2025 from California Irrigation Management Information System (CIMIS) Station #191.

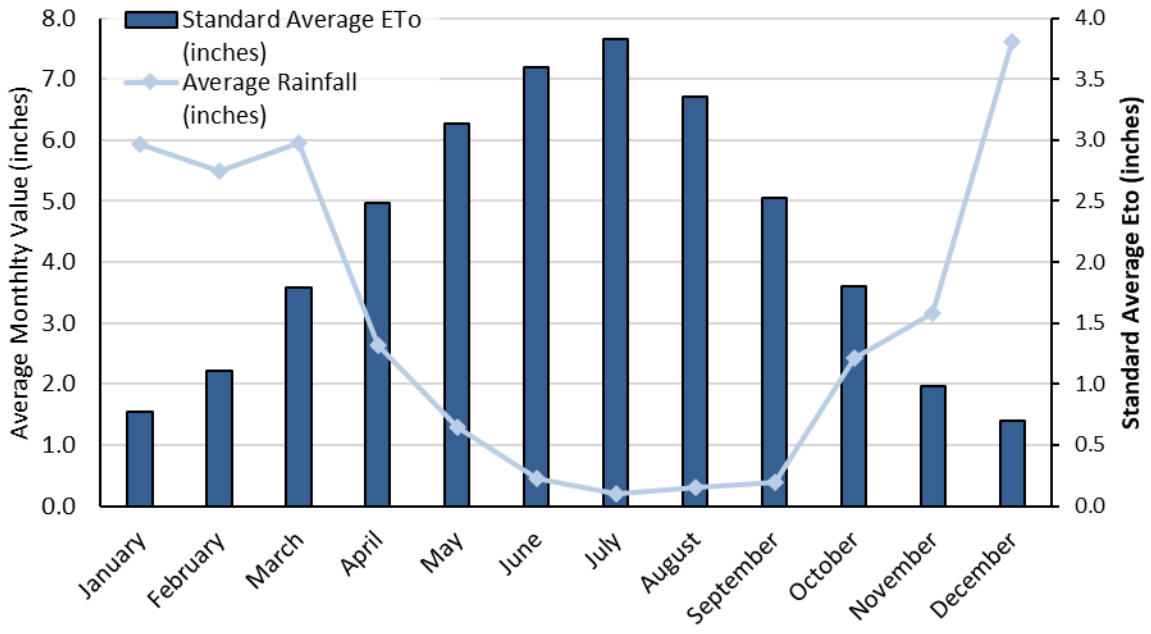


Figure 3-2 Average Monthly Climatic Conditions

Climate change is expected to impact both water availability (supplies) and water demand patterns across California. For example:

- Higher temperatures can lead to increases in water use, particularly for irrigation.
- Declining snowpack and earlier runoff patterns could result in changes in stream flows and reservoir operations.
- Frequent, severe, and prolonged droughts could lead not only to less available surface water, but could also exacerbate ongoing stressors in groundwater basins.

Some of these pressures are already apparent in California.

According to the Cal-Adapt tool, Pleasanton's service area experienced a 30-year average temperature of 72.5°F between 1961 and 1990.[3] Future projections using Localized Constructed Analogs (LOCA) downscaled Coupled Model Intercomparison Project (CMIP5) model indicate an average increase in temperature of 3.5°F for medium emissions (Representative Concentration Pathway [RCP] 4.5) models and 4.4°F for high emissions (RCP 8.5) models by 2064 **(Figure 3-3)**.

Climate projections for precipitation for the area show greater uncertainty compared to temperature projections, exhibiting a wider range of possible outcomes. Cal-Adapt projections using LOCA downscaled CMIP5 models suggest that the maximum 1-day precipitation may increase slightly by 0.08 and 0.09 inches under medium emissions (RCP 4.5) and high emissions (RCP 8.5) scenarios, respectively, relative to historical conditions (**Figure 3-4**).

[3] The Cal-Adapt tool is available at: https://cal-adapt.org/tools/local-climate-change-snapshot

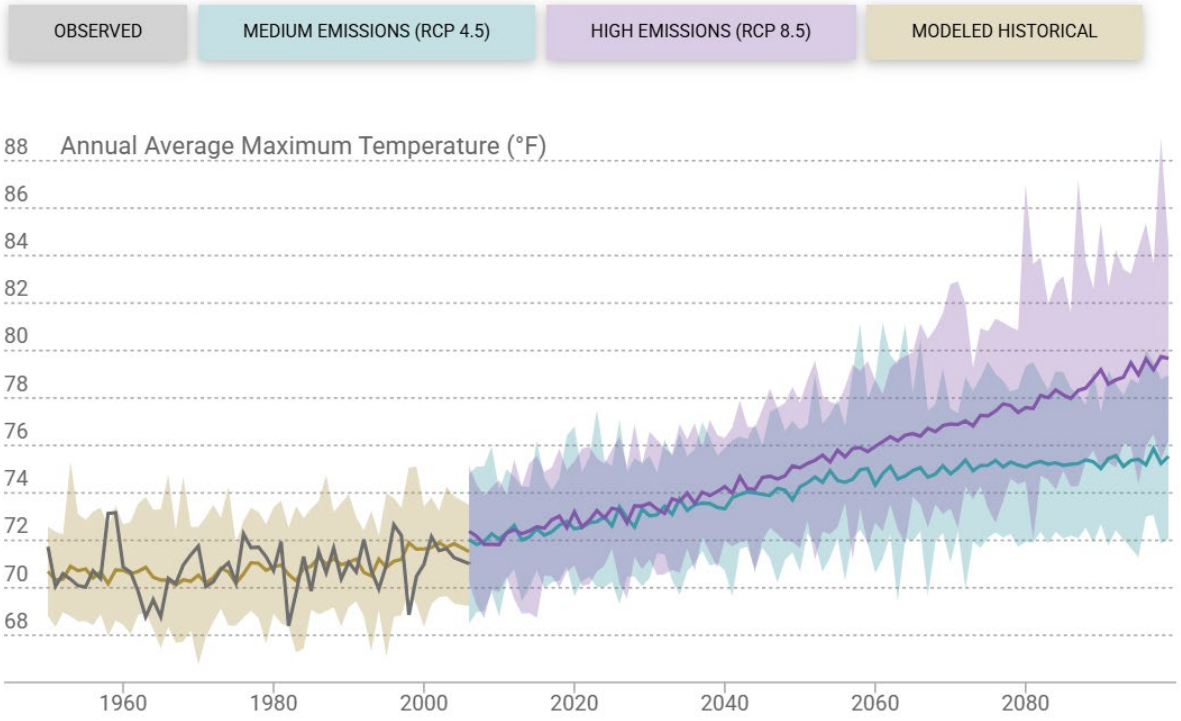


Figure 3-3 Temperature: Observed and Forecasted for Pleasanton's Service Area

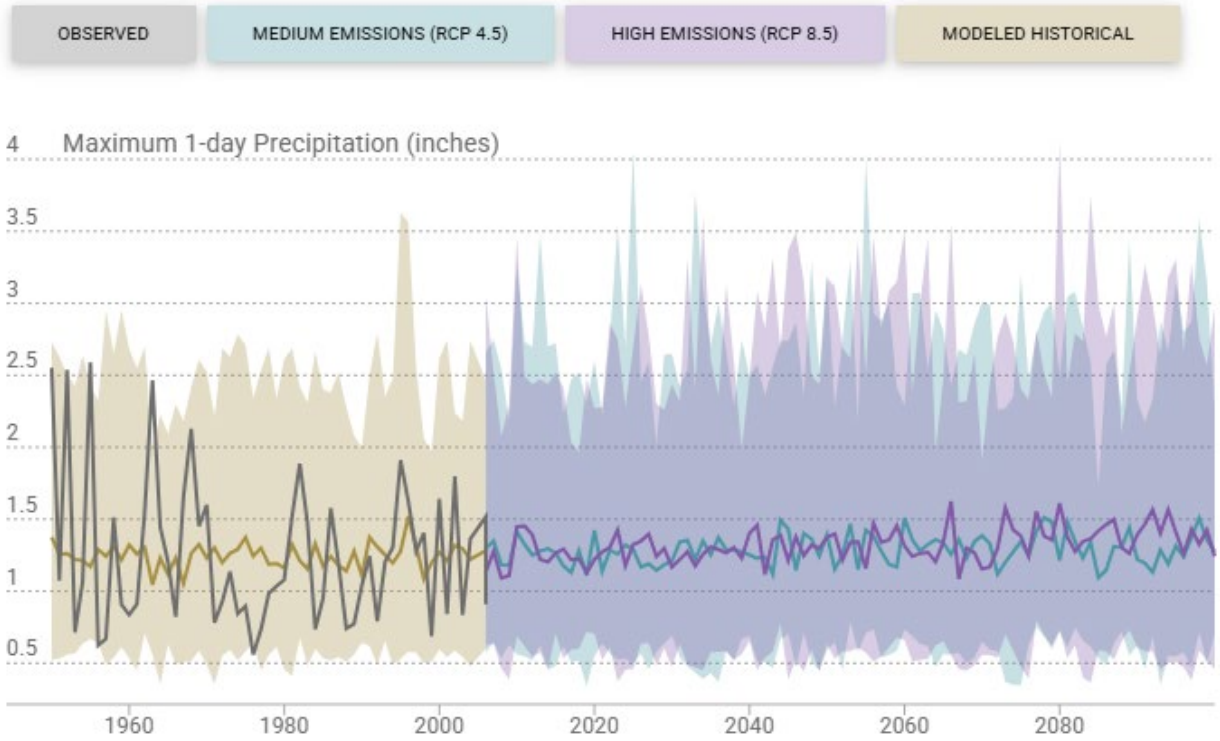


Figure 3-4 Precipitation: Observed and Forecasted for Pleasanton's Service Area

Pursuant to the CWC requirements and the 2025 UWMP Guidebook, this Plan incorporates climate change considerations into following relevant sections:

- Section 3 Service Area Description;

- Section 4 Water Use Characterization – specifically, **Section 4.7** discusses potential climate change impacts on water demands;
- Section 6 Water Supply Characterization – specifically, **Section 6.10.1** discusses potential climate change impacts on supplies; and
- Section 7 Water Supply Reliability Assessment.

3.3 Population and Demographics

☑ ***CWC §10631***

(a) Describe the service area of the supplier, including current and projected population … other social, economic and demographic factors affecting the supplier's water management planning. The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available.

As a midsize suburban city, the City is known as a desirable place to live and work, with a high-quality school system, parks and recreational facilities, a traditional downtown area, and a low crime rate. Land use planning within the City's service area is guided by the 2005-2025 General Plan and 2023-2031 Housing Element.

Single-family residential development remains the largest water customer sector in Pleasanton (46% of all potable demands in 2025).

3.3.1 Population

The estimated historical and current population served by the City is based on California Department of Finance (DOF) population estimates and Decennial Census data (**Figure 3-5**).

Pleasanton's service area population in 2025 was 77,232, a noteworthy decrease compared to the population in 2020. This decrease can be attributed to demographic fluctuations from the COVID-19 pandemic. Before 2020, the City experienced steady population growth, averaging approximately 1.1% annually over the previous two decades.

The City anticipates population growth to resume between 2025 and 2030 at a reduced rate of roughly 0.6% per year. Beyond 2030, population growth is projected to rebound to pre-pandemic rates, averaging approximately 1.2% annually. By 2045, the total population within Pleasanton's service area is expected to be 94,407.

Future population projections are consistent with other local planning documents, including DSRSD's Regional Wastewater Treatment Plant (WWTP) Master Plan. DSRSD's WWTP Master Plan Update relies on Plan Bay Area 2040[4] projected population growth rates through 2040 (ABAG, 2017). Population projections are derived from the City's 2024 WDSCMP, which reflects the growth projected in the City's 2023-2031 Housing Element (Pleasanton, 2024).

Pleasanton's current and projected service area population are shown in **Table 3-2** and **Figure 3-5** in five-year increments through 2045.

[4] DSRSD's WWTP Master Plan update is currently in process of development and uses Plan Bay Area 2040 Projections by Jurisdiction, as summarized in the City of Dublin's 2023-2031 Housing Element. Plan Bay Area 2050 projections are not used because they are based on subcounty areas (super-districts), which are a combination of cities, towns, and unincorporated areas.

Table 3-2 Population – Current and Projected (DWR Table 3-1)

Population Served	2025	2030	2035	2040	2045
	77,232	79,395	84,202	89,024	94,407

NOTES:
(a) 2025 population per California Department of Finance (DOF) estimates for the City of Pleasanton (DOF, 2025b)
(b) Population projections were adapted from ABAG's Plan Bay Area 2040 population projections, and the City's 2024 WDSCMP (ABAG, 2017; and Pleasanton, 2024).

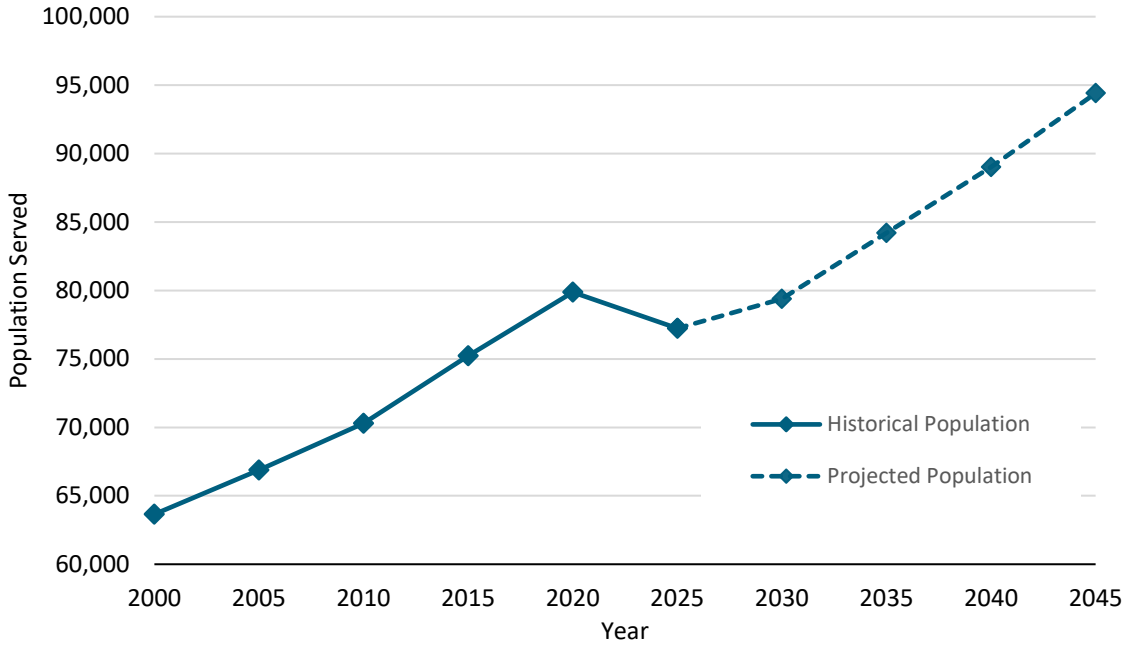


Figure 3-5 Historical and Projected Population Served

3.3.2 Other Social, Economic, and Demographic Factors

Table 3-3 summarizes demographics for Pleasanton's service area based on the U.S. Census American Community Survey 2024 5-Year Estimates (U.S. Census Bureau, 2024). The age distribution of Pleasanton's residents is similar to statewide demographics with 23% of the population under 18 years and 17% over 65 years. Educational attainment and median household income in Pleasanton are significantly higher than statewide demographics.

Table 3-3 Demographic Characteristics, 2020-2024

Demographics	Pleasanton	California
Age and Sex		
Persons under 5 years	4.2%	5.3%
Persons under 18 years	23.1%	21.3%
Persons 65 years and older	16.7%	16.5%
Female persons	50.7%	50.1%
Race and Hispanic Origin		
White alone	38.4%	69.8%
Black or African American alone	1.8%	6.4%
American Indian and Alaska Native alone	0.4%	1.8%
Asian alone	43.9%	17.0%
Native Hawaiian and Other Pacific Islander alone	0.5%	0.5%
Two or More Races	11.4%	4.4%
Hispanic or Latino	12.5%	40.8%
White alone, not Hispanic or Latino	36.1%	33.6%
Families & Living Arrangements		
Persons per household	2.73	2.84
Living in same house 1 year ago, percent of persons age 1 year+	89.4%	89.2%
Language other than English spoken at home, age 5 years+	43.6%	44.4%
Education		
High school graduate or higher, persons age 25 years+	96.5%	84.7%
Bachelor's degree or higher, persons age 25 years+	69.9%	37.1%
Income & Poverty		
Median Household Income (2023 dollars)	$190,124	$99,122
Per capita income in past 12 months (2023 dollars)	$88,401	$49,513
Persons in poverty	5.3%	11.8%

Source: 2024 demographic data from the U.S. Census Bureau QuickFacts website (U.S. Census Bureau, 2024).

The age composition of Pleasanton's housing stock is similar to that of the state: 30.5% of the homes in Pleasanton were built after 1990, compared to 32.5% for all California. Homes built after 1990 are more likely to have more efficient plumbing fixtures that are compliant with state and federal water and energy efficiency standards (U.S. Census Bureau, 2024).

3.4 Land Uses

☑ ***CWC §10631***

(a) ...The description shall include the current and projected land uses within the existing or anticipated service area affecting the supplier's water management planning. Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities…

This section describes Pleasanton's current and projected land uses in its service area. Land use information is based on the City's current 2005-2025 General Plan that was adopted in 2009 (Pleasanton, 2009). State law mandates the development and adoption of general plans to guide land use and development within cities (CGC §65030.1). The Land Use Element of the City's General Plan provides policies and maps that guide the use of public and open-space lands and specify the location, amount, and potential density and intensity for development of residential, commercial, and industrial lands.

Existing land use within the City generally consists of distinct residential neighborhoods typically separated from non-residential land uses to minimize the potential incompatibility of non-residential and residential uses. Almost every neighborhood has a school and a park within walking distance for its residents, and the City provides several larger public facilities including sports parks and community centers. Alameda County Fairgrounds are in Pleasanton.

The city was predominantly a residential community until 1980, when it saw increased development of industrial, commercial, and office uses. This non-residential development includes the Stoneridge Mall, seven major business parks, five major hotels, and a variety of service centers. Abundant open space surrounds the developed areas of the City, and the City's General Plan highlights the importance of preserving that open space.

The current General Plan encourages mixed land uses and transit-oriented development (TOD), particularly near the Bay Area Rapid Transit stations, for future growth. Mixed use development combines office, commercial, hotel, institutional, and residential land uses on a single site or adjacent, interrelated sites. TOD provides walkable, mixed-use communities designed around transit stations. Mixed use developments (including TODs) would provide people with the opportunity to use alternative modes of transportation to automobiles since residential and non-residential land uses would be combined or integrated on a single or nearby site.

The City's 2023-2031 Housing Element identifies planned/proposed new residential development, including approved projects, expansions of existing housing sites, accessory dwelling units (ADU), and a rezoning program to introduce new housing sites on select commercial and open space parcels.

While the area east of current City limits, between the cities of Pleasanton and Livermore, has historically been used for sand and gravel mining, both the City and Alameda County have in recent years received development review applications. The City is working with developers to review the feasibility of annexing this area of east Pleasanton area where new development is proposed and connecting that area to the Pleasanton water system. Also in that area, Kiewit Housing Project is a major housing development currently in construction, and construction of Costco was completed in 2024, which added a major commercial development in Pleasanton.

Section 4.5 provides more detail on the projected water demands associated with these new developments.

3.5 Water Distribution System

Pleasanton operates separate potable and non-potable water distribution systems. **Sections 3.5.1** and **3.5.2** describe the facilities and components of the two separate systems.

The non-potable system supplies recycled water treated at DSRSD's Regional Wastewater Treatment Facility (RWTF). Pleasanton's supply portfolio also includes recycled water, which the City receives from Livermore and through the San Ramon Valley Recycled Water Program (SRVRWP), which is operated by DERWA.

3.5.1 Potable Water Distribution System

Until 2023, Pleasanton purchased about 75% of its potable supply from Zone 7 in the form of treated water. The remainder was met through groundwater pumped from local wells owned and operated by the City. Water from the City's wells was treated with chlorine, ammonia, and fluoride prior to entering the water distribution system. However, due to contamination risk from per- and polyfluoroalkyl substances (PFAS), the City chose to stop operating its groundwater wells in 2023. Pleasanton plans to reintroduce groundwater as a source for its system; more detail on groundwater supply is provided in **Section 6.2.**

Since 2023, Zone 7 has supplied all of the City's potable water. Supply from Zone 7 enters Pleasanton's water system at seven different turnout locations, as follows:

- Turnout 1 is located on Santa Rita Road near Stoneridge Drive
- Turnout 2 is located on Hopyard Road near Valley Trails Drive
- Turnout 3 is located at the east end of West Las Positas Boulevard near Gulfstream Street
- Turnout 4 is located on Hopyard Road at Stoneridge Drive
- Turnout 5 is located on Bernal Avenue at Nevada Street
- Turnout 6 is located on Machado Drive at Vineyard Avenue
- Turnout 7 is located on Vineyard Avenue at Ruby Hills Boulevard

All turnouts are equipped with facilities to fluoridate supply prior to introducing it into Pleasanton's potable water system. Turnouts 1, 2, 3, 4, and 5 directly supply the system, with Turnouts 3-5 serving the majority, and turnouts 6 and 7 connect to the Vineyard and Ruby Hills water pump stations, which pressurize the system.

Pleasanton's potable system currently consists of approximately 340 miles of pipelines and 22,370 water service connections. The system has 12 pump stations, 20 water storage reservoirs, and one hydropneumatic tank. The service area has 16 different pressure zones. Pressuring reducing valves and pump stations help to maintain appropriate pressures within each zone.

Pleasanton has emergency interties to connect the potable system with those of neighboring water suppliers, including two interties with DSRSD and one with Livermore. These interties are strictly for emergency conditions, such as a major pipeline break, supply contamination, or water service interruption that may be caused by earthquakes, floods, or other disasters.

In preparing the 2024 WDSCMP, the City recently evaluated the potable distribution system's current condition and its capacity to meet future water demands. While the evaluation concluded that capacity in much of the system is adequate to meet anticipated future demands, several improvements were recommended, including: increasing local storage, updating and upsizing aging water mains, and increasing looped connectivity within the system to enhance pressure distribution (Pleasanton, 2024).

Figure 3-6 identifies key aspects of the City's potable distribution system and its 16 pressure zones, as identified in the 2024 WDSCMP.

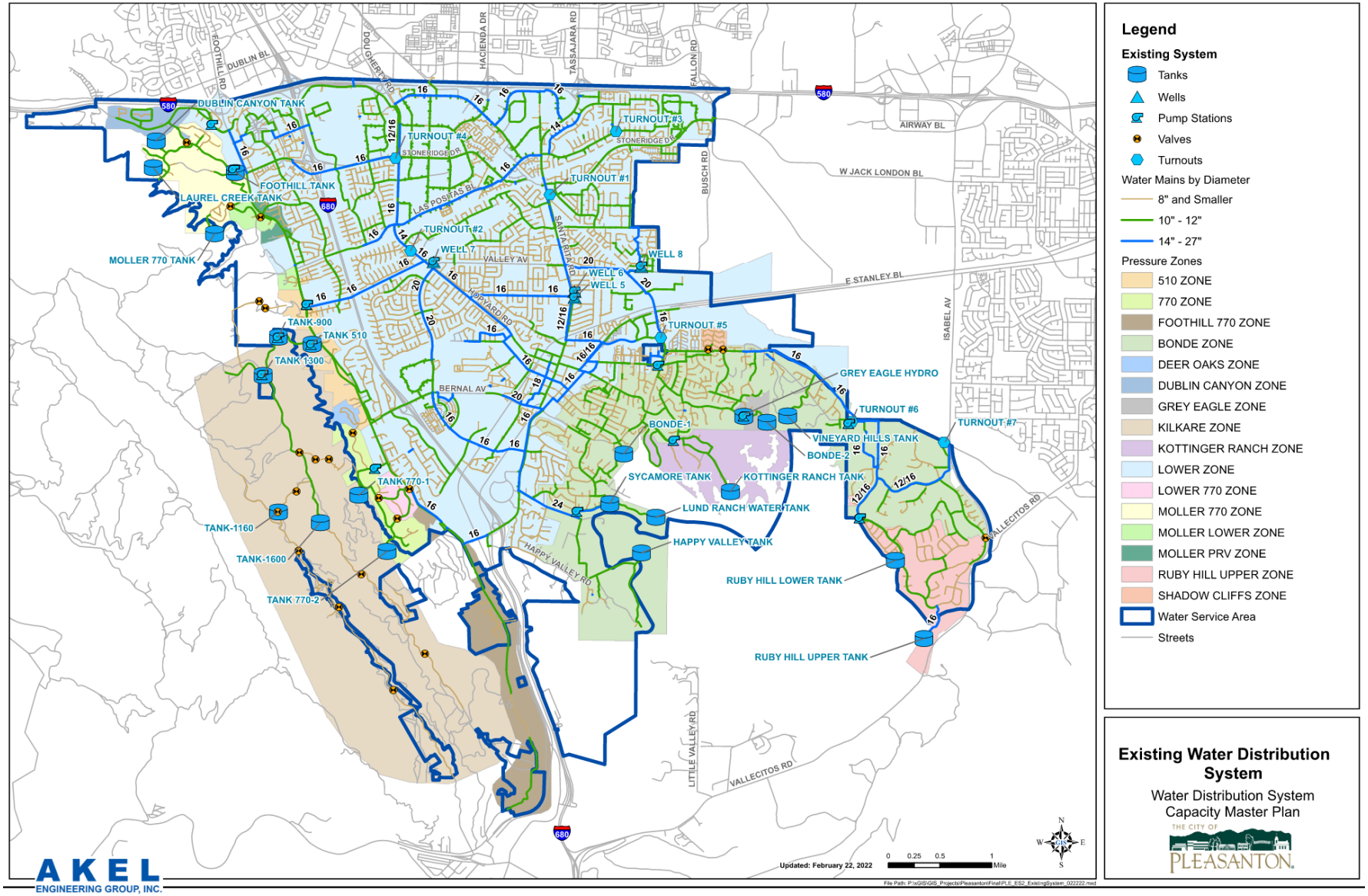


Figure 3-6 Pleasanton's Potable Water Distribution System

3.5.2 Non-Potable Water Distribution System

Over a decade ago, Pleasanton established its recycled water program with a goal of using recycled water in place of potable supply to meet irrigation demands along the alignment of its non-potable distribution system. The City purchases recycled water from DERWA and Livermore.

In June 2015, construction began on Pleasanton's Recycled Water Project (RW Project) with funding supported through a Clean Water State Revolving Fund Program loan and Proposition 1 Program Grant Agreement with the SWRCB. The City substantially completed construction of the RW Project by September 2016. The construction involved installing approximately 51,500 linear feet (LF) (or 9.8 miles) of new recycled water pipeline, ranging in diameter from 6 to 20 inches, and repurposing approximately 22,400 LF (4.2 miles) of existing potable pipeline for recycled water distribution.

The recycled water pipelines connect to DSRSD's RWTF and the City's existing 8 million gallon (MG) recycled water reservoir (Tassajara Reservoir), which was converted from a potable water storage facility in 2017. In 2019, the City also added a new recycled water pump station at the Ken Mercer Sports Park.

Livermore supplies recycled water to the northeast portion of Pleasanton. The City constructed that portion of the recycled water system concurrently with new development projects and initially began serving recycled water in 2013-2014 under Livermore's recycled water permit coverage, until Pleasanton obtained authorization under its own permit coverage in July 2015.

Currently, the City has 98 permitted sites with 150 metered connections (out of 161 targeted connections).

4 WATER USE CHARACTERIZATION

☑ ***CWC §10635***

(a) Every urban water Supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.

☑ ***CWC §10631***

(d)(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors, including, but not necessarily limited to, all of the following…

(d)(2) The water use projections shall be in the same five-year increments described in subdivision (a).

(d)(4)(A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.

(d)(4)(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following: (i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections. (ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.

This section describes and quantifies Pleasanton's historical, current, and projected water uses through 2045.

4.1 Non-Potable Versus Potable Water Use

Potable and non-potable water uses are accounted for separately in this section. Potable uses are served by Pleasanton's potable water delivery system. Potable water deliveries comply with Title 22 Drinking Water Standards. Non-potable water uses may include recycled and untreated raw water deliveries that do not meet potable drinking water standards. Uses of potable versus non-potable water are clearly distinguished in the tables included in this section of the Plan.

4.2 Water Use Sectors

☑ ***CWC §10631***

(d)(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors, including, but not necessarily limited to, all of the following:

(A) Single-family residential.

(B) Multifamily.

(C) Commercial.

(D) Industrial.

(E) Institutional and governmental.

(F) Landscape.

(G) Sales to other agencies.

(H) Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof.

(I) Agricultural.

(J) Distribution system water loss.

Demand within Pleasanton's water service area is measured using water meters installed at each customer account. Records of current and historical water use at each account are maintained by Pleasanton. Demand within Pleasanton's service area is tracked and reported for the following sectors:

- **Single Family Residential**: Attached or detached dwelling units that are individually metered.
- **Multi-Family Residential**: Two or more dwelling units served by a common water meter. Water use is predominately for indoor water use; irrigation water use for multiple family sites is usually separately metered and listed in the irrigation sector.
- **Commercial**: Includes commercial customers. Irrigation water use at these sites is usually separately metered and listed in the irrigation sector.
- **Industrial**: Includes industrial customers. Irrigation water use at these sites is usually separately metered and listed in the irrigation sector.
- **Landscape**: Water meters used exclusively for outdoor uses associated with multiple family residential customers (i.e., homeowner associations [HOAs]) and other irrigation sites.

Sales to other agencies, agriculture, saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof, as noted in CWC §10631(d)(1), do not apply to Pleasanton.

Pleasanton's total water demand is the sum of demand for potable and recycled water within its service area. The City's total potable demand includes water consumed by metered accounts in the service area (i.e., metered water use), authorized but unbilled uses (e.g., fire flow and distribution system flushing), and water loss within the system.

Pleasanton's recycled water demands are reported as the volume delivered to its recycled water distribution system and, therefore, is inclusive of any real or apparent water loss throughout the system.

4.3 Past and Current Water Demand

☑ *CWC §10631*

(d)(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use… based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors…

Past water uses inform an understanding of water use trends which are crucial for developing water use projections. **Figure 4-1** shows recent historical and current water use from 2022 through 2025, and **Table 4-1**. shows the 2025 actual water use by sector. Total water use declined between 2022 and 2025, reaching a minimum in 2023. The most significant reductions occurred in the single family residential and irrigation sectors. These trends are likely attributable to a decrease in Pleasanton's population between 2020 and 2025 (see **Section 3.3**) and to climatic conditions, as 2023 was a relative. The decrease in population resulted in reduced single family residential demand, while increased precipitation resulted in reduced irrigation demand (i.e., outdoor water use for residential and dedicated irrigation meter [DIM] accounts).

In 2025, the total water use was 13,736 AFY with single family residential demand accounting for the largest portion (i.e., 46% of total demand), as shown in **Figure 4-2**.

Recycled water accounted for 8% of water use in 2025. Currently, recycled water is predominately used for landscape irrigation on public and private lands, including city parks, commercial landscaping and streetscape. A minor amount is used for dual-plumbing and construction. Detailed discussion of Pleasanton's recycled water program is provided in **Section 6.5**.

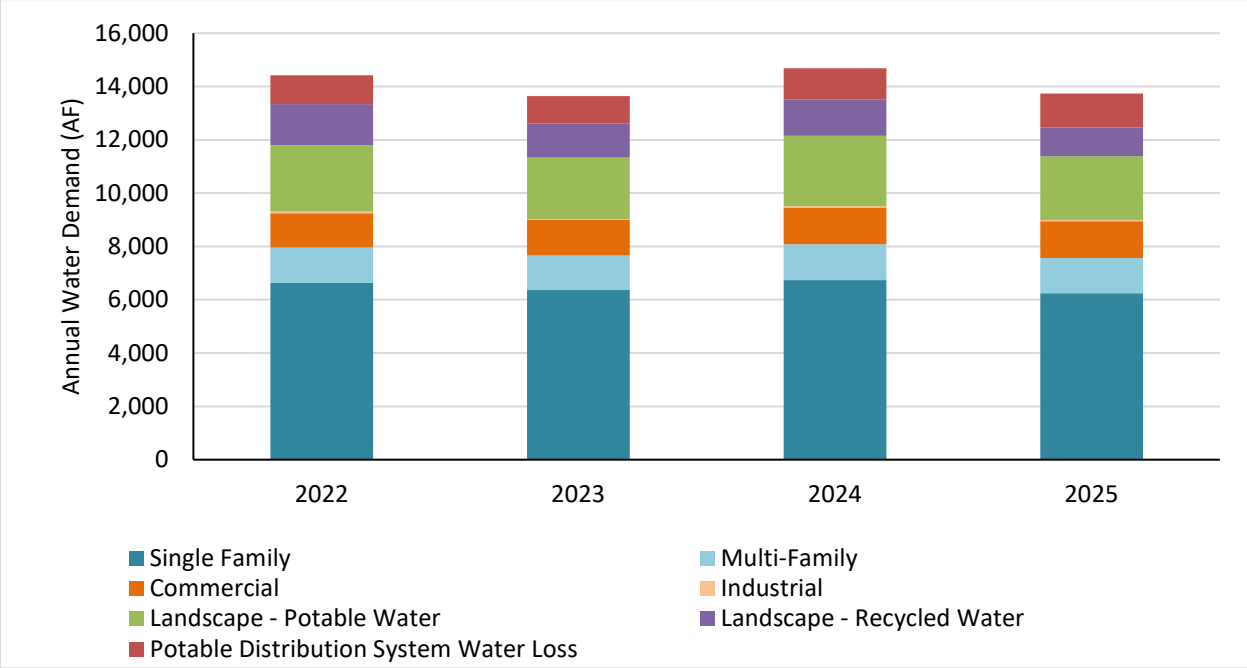


Figure 4-1 Total Uses for Potable and Non-Potable Water, 2022-2025 Actual

Table 4-1 2025 Actual Total Uses for Potable and Non-Potable Water (DWR Table 4-1)

Use Type	Additional Description	2025 Actual Water Use	
		Level of Treatment When Delivered	Volume (AFY)
Single Family		Potable	6,251
Multi-Family		Potable	1,320
Commercial		Potable	1,379
Industrial		Potable	44
Landscape (a)	Irrigation with Potable Water	Potable	2,392
Landscape (a)	Irrigation with Recycled Water	Non-Potable	1,073
Distribution System Water Loss (b)		Potable	1,277
		Subtotal Potable	12,663
		Subtotal Non-Potable (c)	1,073
		Total	**13,736**

NOTES:

(a) Landscape water use is separated based on whether demands were met by Pleasanton's potable water supply or recycled water supply.

(b) Distribution System Water Loss refers to real and apparent water losses from Pleasanton's potable water distribution system. Water losses from the recycled water distribution system are included in the reported recycled water Landscape use.

(c) Though a minor amount of recycled water is used for dual-plumbed buildings and construction, the volume is too low to show meaningful measure.

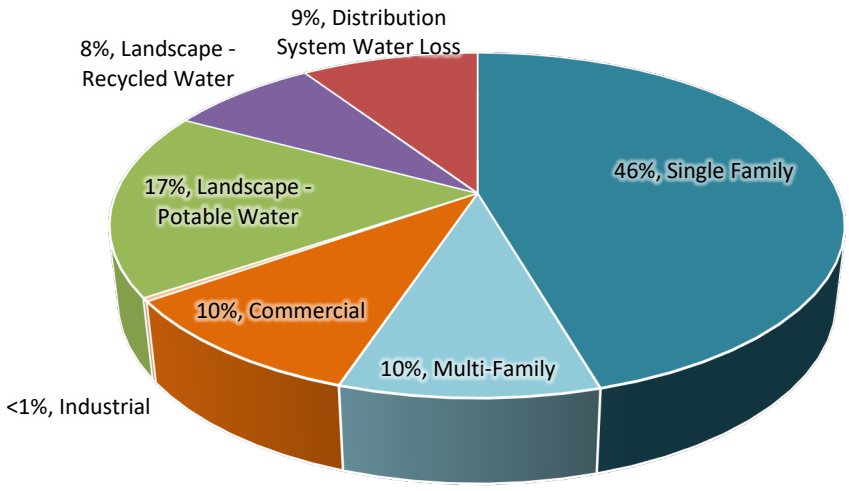


Figure 4-2 Total 2025 Water Demand by Customer Category

4.4 Distribution System Water Loss

☑ ***CWC §10631(3)***

(A) The distribution system water loss shall be quantified for each of the five years preceding the plan update, in accordance with rules adopted pursuant to Section 10608.34.

(B) The distribution system water loss quantification shall be reported in accordance with a worksheet approved or developed by the department through a public process. The water loss quantification worksheet shall be based on the water system balance methodology developed by the American Water Works Association.

(C) In the plan due July 1, 2021, and in each update thereafter, data shall be included to show whether the urban retail water supplier met the distribution loss standards enacted by the board pursuant to Section 10608.34.

Water loss is the sum of apparent and real losses. Apparent loss is associated with metering inaccuracies, billing and administrative errors, authorized unmetered uses (e.g., system flushing and firefighting), and unauthorized uses. Real loss is associated with physical loss of water through line breaks, leaks and seeps, and overflows of storage tanks. Since 2016, urban retail water suppliers have been required under CWC §10608.34 and CCR §638.1 et seq to quantify distribution system water losses using the American Water Works Association (AWWA) Free Water Audit Software (i.e., "water loss audit reports").

Table 4-2 summarizes water loss audit reports submitted to DWR for the City's water system since 2020. The water loss audit reports are available through DWR's Water Use Efficiency Data Portal.[5]

Table 4-2 Water Loss Audit Reporting Water Code Section 10631(d)(3)(A) (DWR Table 4-5)

PWS ID # (reported in DWR Table 2-1)	Reporting Period	Submitted to DWR Water Loss Audit Program (yes/no)
CA0110008	2020	Yes
	2021	Yes
	2022	Yes
	2023	Yes
	2024	Yes

In 2022, the SWRCB adopted water loss performance standards for urban retail water suppliers, aiming for a significant long-term reduction in real losses. Effective starting in 2023, the SWRCB established individual volumetric standards for each urban retail water supplier, calculated to reflect the life-cycle cost-effective level of water loss based on specific system characteristics. While annual reporting is ongoing, suppliers will be required to start meeting individual volumetric loss standards over a three-year period, with full compliance required by January 1, 2028. These standards constitute the water loss component of the MCCWL regulatory framework (SWRCB, 2022).

CWC §10631 (3)(c) requires that this UWMP demonstrate whether Pleasanton has met the distribution loss standards enacted by the SWRCB pursuant to CWC §10608.34. **Table 4-3** demonstrates that Pleasanton has met the 2028 Water Loss Standard for Apparent Water Loss but does not currently meet the Real Water Loss Standard. The City is in the process of requesting an adjustment to its Real Water Loss Standard from the SWRCB.

[5] DWR's Water Use Efficiency Data Portal: https://wuedata.water.ca.gov/awwa_plans

Table 4-3 Progress Towards 2028 Water Loss Standard (DWR Table 4-6)

		Real Water Loss					Apparent Water Loss				
		State Water Board Standard		Most Recent AWWA Water Loss Audit			State Water Board Standard		Most Recent AWWA Water Loss Audit		
PWS ID #	Did the SWRCB Calculate a Water Loss Standard for this PWS? (y/n)	2028 Real Water Loss Standard per Unit per Day (a)	Units for Real Water Loss (b)	Number of Connections (c)	Volume of Total Real Loss (AF) (c)	**Real Water Loss Per Unit per Day**	2028 Apparent Water Loss Standard per Unit per Day (a)	Units for Apparent Water Loss (b)	Number of Connections (c)	Volume of Total Apparent Loss (AF) (c)	**Apparent Water Loss Per Unit per Day**
CA0110008	Yes	18.8	GPSCD	22,358	862	**34.3**	13.3	GPSCD	22,358	310	**12.4**

NOTES:
(a) Provided by SWRCB: https://www.waterboards.ca.gov/conservation/docs/waterlosscontrol/standards-released.xlsx
(b) GPSCD = Gallons per Service Connection per Day.
(c) Sourced from Pleasanton's 2024 American Water Works Association (AWWA) Water Audit Report.

4.5 Projected Water Demand

Future water demands within Pleasanton's service area are estimated as the sum of demands associated with existing users and those associated with planned/proposed new development.

4.5.1 Basis of Demand Projections

The City's demand projections account for planned/proposed development projects within Pleasanton's service area. As part of the 2024 WDSCMP, the City evaluated future demands related to new development in its service area (see also **Section 3.4)**. The demand projections reflect new development for the following land uses:

- **Residential** – The City's RHNA allocation for the 6th Cycle (2023-2031 Housing Element) was 5,965 units. To meet this requirement, the City's 2023-2031 Housing Element identified planned/proposed single family and multi-family residential developments in four categories: (1) Approved Entitled Sites, (2) ADUs, (3) Housing Sites, and (4) Rezone Sites. The City estimated the number of new dwelling units within each category based on general site density information listed for each site, then calculated estimated water demand considering the number of people per dwelling unit and per capita water use. Larger multi-family residential developments are anticipated to include DIMs for landscape water use. Therefore, a portion of the water demand associated with these developments is accounted for as new irrigation demand, rather than residential demand.
- **Industrial** – A proposed new development in the east Pleasanton area involves a light industrial component. (The project also involves residential development that is identified in the Approved Entitled Sites portion of the 2023-2031 Housing Element and reflected in the future residential water use projections.) The additional water demand associated with the proposed industrial project (102 AFY by 2045) is treated as an incremental increase to those identified in the 2023-2031 Housing Element .

The WDSCMP projected that commercial water demands will remain relatively constant through 2045.The City estimates that planned development will increase the total water demand within its service area by 3,170 AFY between 2025 and 2045.

4.5.2 Water Savings from Codes, Standards, Ordinances, or Transportation and Land Use Plans

☑ ***CWC §10631(d)(4)***

(A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.

(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following:

(i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections.

(ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.

Water savings from passive conservation may reduce water use intensity among existing and future customers. Passive conservation refers to water savings resulting from actions and activities from codes,

standards, ordinances, and/or land use changes (e.g., resulting from transportation or land use plans). Various factors contribute to passive savings, such as: (1) natural replacement of existing plumbing fixtures with higher efficiency models based on current plumbing code standards, (2) retrofits required under CALGreen Building Code Standards, (3) landscape retrofits for turf removal, native and drought-tolerant plant, and high efficiency irrigation, and (4) restricted use of potable water for nonfunctional turf irrigation on commercial, industrial, and institutional (CII) properties consistent with AB 1572 and the MCCWL regulation.

Water savings from active conservation also reduce water use intensity. Pleasanton's Water Conservation Programs, including education programs, financial incentives (e.g., rebates), and other DMM, are further discussed in **Section 9**.

While both active and passive conservation savings are an integral component of the City's water management, these savings are not reflected in the City's projected future water demands included in this Plan (**Table 4-4**). As noted in **Table 4-4** and further described in **Section 4.5.4,** the City's water demand projections in this Plan include lower-income residential demands.

Table 4-4 Inclusion in Water Use Projections (DWR Table 4-3)

Are Future Water Savings Included in Projections?	**No**
If "Yes" to above: State the section or page number, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found.	
Are Lower-Income Residential Demands Included in Projections?	**Yes**
(OPTIONAL) If the method for accounting Lower Income Residential Demands has been included, provide page number where this accounting can be found.	4-10

4.5.3 Projected Total Water Demand

Table 4-5 and **Figure 4-3** identify the City's projected total water demand (potable and non-potable) by sector in five-year increments through 2045. Pleasanton's total annual water demand is estimated to be about 19,172 AFY in 2045, including a potable demand of 17,832 AFY and a recycled water demand of 1,340 AFY.

As further discussed in **Section 6.5,** Pleasanton expects to increase recycled water deliveries by 112 AFY (when compared to 2020[6] recycled water use) by connecting seven new customers along the existing recycled water distribution line. Increased use of recycled water for irrigation will replace potable water use for existing customers and partially offset an increase in potable demand related to new development.

[6] The City's recycled water use in 2025 was lower than typical, whereas 2020 recycled water demand (1,228 AFY) aligns with the longer term average over recent years.

Table 4-5 Total Uses of Potable and Non-Potable Water - Projected (DWR Table 4-2)

Use Type	Additional Description	Projected Water Use (a)				
		Level of Treatment When Delivered	2030	2035	2040	2045
Single Family		Potable	7,351	7,481	7,612	7,758
Multi-Family		Potable	1,623	1,806	1,991	2,197
Commercial		Potable	1,610	1,610	1,610	1,610
Industrial		Potable	64	93	121	153
Landscape	Irrigation with Potable Water	Potable	2,989	3,430	3,873	4,367
Landscape	Irrigation with Recycled Water	Non-Potable	1,242	1,273	1,305	1,340
Distribution System Water Loss		Potable	1,522	1,595	1,667	1,748
		Subtotal Potable	15,159	16,015	16,874	17,832
		Subtotal Non-Potable	1,242	1,273	1,305	1,340
		Total	**16,401**	**17,288**	**18,178**	**19,172**

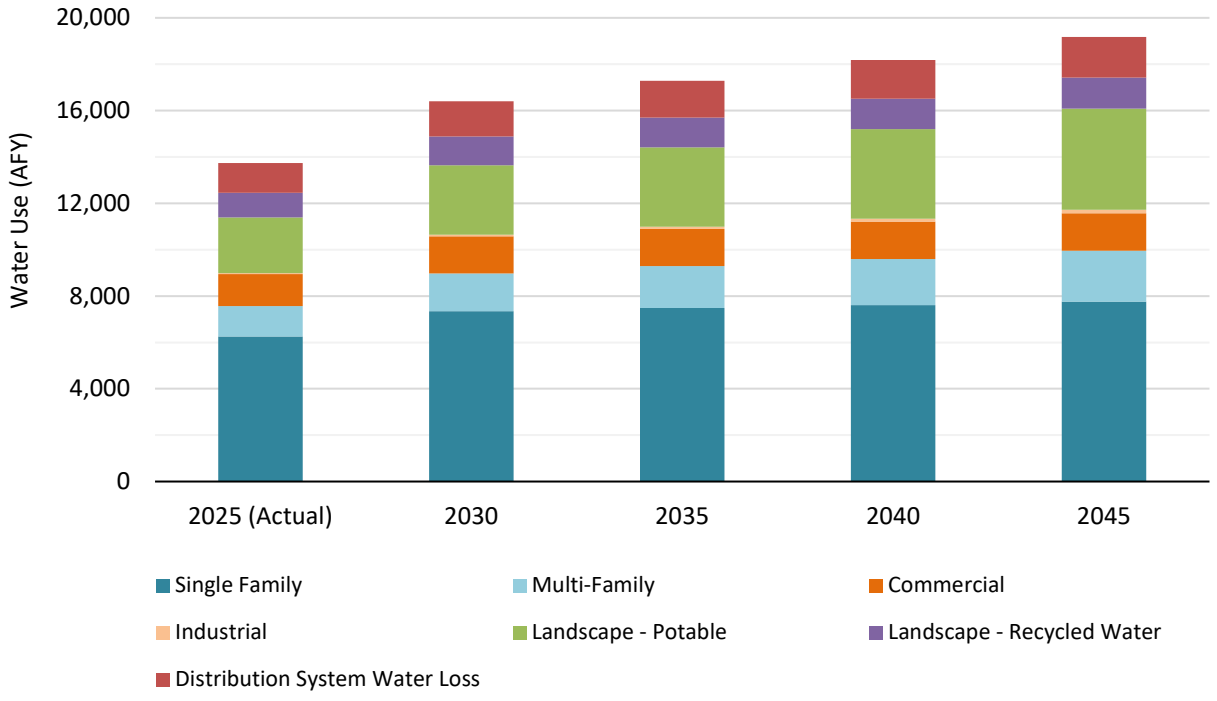


Figure 4-3 Total Uses of Potable and Non-Potable Water – Projected

4.5.4 Water Use by Lower Income Households

☑ ***CWC §10631.1***

(a) The water use projections required by Section 10631 shall include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the supplier.

(b) It is the intent of the Legislature that the identification of projected water use for single-family and multifamily residential housing for lower income households will assist a supplier in complying with the requirements under Section 65589.7 of the Government Code to grant a priority for the provision of service to housing units affordable to lower income households.

Passed in 2005, SB 1087 Chapter 727 amended CGC §65589.7 and CWC §10631.1, requiring that local governments provide a copy of their adopted Housing Element to water and sewer providers. Additionally, it requires that water providers grant priority for service allocations to developments that include housing units for lower income families and workers. The UWMP Act requires that water providers estimate water demands by lower income single and multi-family households. Health and Safety Code 50079.5 defines a lower-income household as a household that earns less than 80% of the area median income.

Based on Pleasanton's 2023-2031 Housing Element (Pleasanton, 2023), about 20% of Pleasanton's dwelling units in 2023 housed residents earn less than 80% of Alameda County's area median income. The 2023-2031 Housing Element also identifies the number of low-income dwelling units needed through 2031. If future development in the City is realized as depicted in the 2023-2031 Housing Element , about 24% of the City's future residential water demand will be associated with lower income households. Water demand associated with these households were included in the total potable water demand projections described above.

Water demands associated with lower income households are included in the water use projections shown in **Table 4-5** (indicated in **Table 4-4**).

4.5.5 Characteristic Five-Year Water Use

☑ ***CWC §10635***

(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following…

(3) A comparison of the total water supply sources available to the water supplier with ***the total projected water use for the drought period.*** (Emphasis added).

(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.

In accordance with CWC §10635(b)(3), UWMPs must provide a five-year DRA (see **Section 7.5**). As a first step, DWR suggests that water suppliers estimate their unconstrained water demand for the next five years (2026-2030). Unconstrained water demand is water use in the absence of drought water use restrictions. These numbers can then be adjusted to estimate the five-years' cumulative drought effects.

The DRA accounts for this increase in unconstrained water demand. **Table 4-6** shows unconstrained demands for 2026-2030.

Table 4-6 Characteristic Five-Year Water Use (AFY)

2026	2027	2028	2029	2030
14,269	14,802	15,335	15,868	16,401

NOTE:
The table shows unconstrained demand (i.e., demand in the absence of drought water use restrictions).

4.6 Water Use Sectors Not Included in Demand Projections

Historical and projected water demands for the water use sectors described in CWC §10631(d)(1)(G) through (I) and listed below were not included in Pleasanton's water demand calculations because they are not applicable to Pleasanton:

- Sales to other agencies;
- Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof; and
- Agricultural.

4.7 Climate Change Considerations

As is common throughout California, water demands in Pleasanton exhibit seasonality with peak demands in summer months when outdoor water use is highest. Climate change may alter water demand patterns, particularly for outdoor water use, due to intense heat waves, rising temperatures, and changes in precipitation, wind, and humidity.

Climate change may impact Pleasanton's future water demand and use patterns. Warmer temperatures are expected to increase irrigation demand and lengthen the timeframe for seasonal outdoor water use. In addition, climate change may increase the frequency and intensity of wildfires, which could increase water demands. Increased water efficiency and conservation, along with expanded use of recycled water, could mitigate the effects of climate change on water demands.

The effects of climate change on future water demands are challenging to predict. The City's demand projections presented in **Section 4.5.3** do not explicitly account for potential climate change impacts. However, as discussed in **Section 7**, Zone 7 prepared the 2025 Demand Assessment, which involved conducting scenario planning to consider potential climate change impacts on water supply and demand. To account for potential climate change impacts on outdoor water use over the UWMP planning horizon, Zone 7 evaluated a scenario that incorporates a 5% increase to its retailers' demands using a linear adjustment from 0% in 2025 to 5% in 2045, resulting in a proportional increase in outdoor water demands over time. As the actual impact of climate change on water use becomes clearer, this value can easily be updated in the model that informs the 2025 Demand Assessment.

A general discussion regarding the potential impacts of climate change on Zone 7's water supplies is provided in **Section 6.10.1**.

4.8 Coordinating Water Use Projections

☑ ***CWC § 10631(h)***

An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available.

Pleasanton purchases wholesale water supply from Zone 7. Compliant with CWC §10631(h), Pleasanton coordinated with Zone 7 throughout the process of preparing the 2025 UWMP and provided water demand projections through 2045 to inform Zone 7's UWMP.

4.9 Urban Water Use Objective

☑ ***CWC § 10609.20***

(a) Each urban retail water supplier shall calculate its urban water use objective no later than January 1, 2024, and by January 1 every year thereafter.

(b) The calculation shall be based on the urban retail water supplier's water use conditions for the previous calendar or fiscal year.

☑ ***CWC § 10609.22***

(a) An urban retail water supplier shall calculate its actual urban water use no later than January 1, 2024, and by January 1 every year thereafter.

(b) The calculation shall be based on the urban retail water supplier's water use for the previous calendar or fiscal year.

☑ ***CWC § 10609.24***

(a) An urban retail water supplier shall submit a report to the department no later than January 1, 2024, and by January 1 every year thereafter. The report shall include all of the following:

(1) The urban water use objective calculated pursuant to Section 10609.20 along with relevant supporting data.

(2) The actual urban water use calculated pursuant to Section 10609.22 along with relevant supporting data.

(3) Documentation of the implementation of the performance measures for CII water use.

(4) A description of the progress made towards meeting the urban water use objective.

(5) The validated water loss audit report conducted pursuant to Section 10608.34.

(b) The department shall post the reports and information on its internet website.

(c) The board may issue an information order or conservation order to, or impose civil liability on, an entity or individual for failure to submit a report required by this section.

In July 2024, California enacted the MCCWL regulation (implementing SB 606 and AB 1668) to support long-term water conservation and drought resilience. In part, this regulation requires water suppliers to calculate an annual UWUO and to implement Performance Measures for CII water users. The UWUO is a water budget-based approach to water use efficiency that is unique to each urban water supplier and reflects an aggregate of the following components: (1) residential indoor water standard, (2) residential outdoor water budget, (3) CII landscape outdoor water use standard (for landscapes with DIMs), (4) water loss standard, (5) variance, and (6) bonus. Per the MCCWL regulation, over the next 25 years, the

efficiency standards for indoor residential and outdoor residential and CII water use will become increasingly stringent.

Beginning in January 2024, urban retail water suppliers are required to calculate and report their annual UWUO. Pleasanton submitted its required reports in both 2024 and 2025, and in both years, water use was about 15% less than the City's UWUO. Pleasanton's UWUO submittals are available through DWR's Water Use Efficiency Data Portal.[7]

Beginning in January 2027, urban retail water suppliers are required to assess and report compliance with their respective UWUO.

[7] DWR's Water Use Efficiency Data Portal: https://wuedata.water.ca.gov/uwuo_plans

5 SB X7-7 BASELINE, 2020 TARGET, AND 2025 REPORTING

☑ ***CWC §10608.24 (b)***

Each urban retail water supplier shall meet its urban water use target by December 31, 2020.

☑ ***CWC §10608.28***

(a) An urban retail water supplier may meet its urban water use target within its retail service area, or through mutual agreement, by any of the following:

(1) Through an urban wholesale water supplier.

(2) Through a regional agency authorized to plan and implement water conservation, including, but not limited to, an agency established under the Bay Area Water Supply and Conservation Agency Act (Division 31 (commencing with Section 81300)).

(3) Through a regional water management group as defined in Section 10537.

(4) By an integrated regional water management funding area.

(5) By hydrologic region.

(6) Through other appropriate geographic scales for which computation methods have been developed by the department.

(b) A regional water management group, with the written consent of its member agencies, may undertake any or all planning, reporting, and implementation functions under this chapter for the member agencies that consent to those activities. Any data or reports shall provide information both for the regional water management group and separately for each consenting urban retail water supplier and urban wholesale water supplier.

SB X7-7 mandated a reduction in urban per capita water use across California by 2020. To achieve this goal, SB X7-7 required each urban retail supplier to establish an urban water-use target (2020 Target), contributing to the State's collective efforts.

Pleasanton's 2020 UWMP documents the data used to calculate the City's 2020 Target and demonstrates compliance based on per capita water use in 2020. Because the CWC does not set an end date for compliance reporting on the 2020 Target, **Table 5-1** summarizes the same metrics and values from the 2020 UWMP, consistent with DWR recommendations.

Table 5-1 SB X7-7 2020 Target Progress (DWR Table 5-1)

Was Supplier part of a merger or consolidation since 2020?	Regional Alliance Target or Individual Target?	2020 Target	Actual 2020 GPCD	Did Supplier Achieve Targeted Reduction for 2020?
No	Individual	197	159	**Yes**

6 WATER SUPPLY CHARACTERIZATION

☑ ***CWC §10631(b)*** *A plan shall be adopted in accordance with this chapter that shall do all of the following:*

Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).

This section describes Pleasanton's existing and projected water supply portfolio under normal water year conditions. The availability of the City's water supplies under a single dry year and a drought lasting five years, as well as more frequent and severe periods of drought, are detailed in **Section 7** of this UWMP.

The City's water supply portfolio consists of:

- **Zone 7 purchases** – Pleasanton's primary water source is treated potable supply purchased from Zone 7. As such, Zone 7's water supplies, storage operations, and future supply projects are discussed.
- **Groundwater** – Pleasanton typically supplements its Zone 7 purchases with groundwater pumped from City-owned wells in the Livermore Valley Groundwater Basin (Basin). The City's groundwater supply is limited by its groundwater pumping quota (GPQ), managed by Zone 7 as the local groundwater basin manager.
- **Recycled water** – The City augments its potable water supply with recycled water produced by DSRSD and Livermore.

This section also addresses the energy intensity used to operate the City's water distribution systems and wastewater collection system.

6.1 Purchased Water

☑ ***CWC §10631(h)*** *A plan shall be adopted in accordance with this chapter and shall do all of the following:*

An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).

6.1.1 Water Supply Purchases from Zone 7

Zone 7 is the Pleasanton's sole wholesale supplier for potable water. Under the existing agreement with Zone 7, the City is limited in developing other potable water supply sources. The treated water delivered by Zone 7 complies with the Requirements for Drinking Water of the California Department of Health Services and the U.S. Environmental Protection Agency (EPA), or their successor regulatory agencies.

6.1.2 Zone 7 Water Supply Sources

This section details Zone 7's water sources and supply management. Zone 7's water supply has two major components:

- **Incoming water supplies** – Including supplies available through contracts and water rights and typically consist of annually allocated imported surface water supply and local surface water runoff.
- **Accumulated or "banked" water supplies** – Including supplies derived from previous years that are held in local and non-local storage locations.

To optimize use of its local resources, Zone 7 practices conjunctive use of the Basin, as detailed in **Section 6.2.3**. Zone 7 also stores local runoff from the Arroyo Valle watershed in the local reservoir (Lake Del Valle), which is owned and operated by DWR as part of the SWP.

Groundwater banking provides Zone 7 with additional flexibility in managing annual fluctuations in supplies. Zone 7 currently holds long-term water storage ("banking") agreements with two agencies in Kern County: Semitropic Water Storage District and Cawelo Water District. Additionally, Zone 7 is in the process of obtaining a new water storage agreement with another agency.

To mitigate the risk associated with significant reliance on imported water supply, Zone 7 continues to develop local sources of water to diversify its water supply portfolio. Zone 7 periodically conducts Water Supply Evaluation (WSE) Updates to assess future water supply conditions in the Tri-Valley to support long-term water supply reliability. In May 2023, Zone 7 completed its 2022 WSE Update to capture the latest assumptions for Zone 7's system, supply, and demands. The 2022 WSE Update also evaluated various potential future water supplies, discussed in **Section 6.8**.

6.1.2.1 Imported Water from the State Water Project

Zone 7's primary source is imported water from the SWP, which is owned and operated by DWR. On an average annual basis, SWP supply accounts for about 90%[8] of Zone 7's portfolio (Zone 7, 2026).

SWP water supply originates in the Feather River watershed, where water is captured in Lake Oroville, released into the Feather River to flow through the Delta, then conveyed through the South Bay Aqueduct (SBA). From the SBA, the supply may be stored in Lake Del Valle (along with local runoff) or conveyed to Zone 7 and/or two other water agencies (Valley Water and Alameda County Water District [ACWD]). Much of the SWP water continues to flow to southern California via the California Aqueduct.

SWP water is used by Zone 7 to meet potable demands from municipal and industrial (M&I) customers and untreated water demands from agricultural customers. When possible, Zone 7 also uses SWP to artificially recharge the Basin (**Section 6.2.3.3)** and to fill non-local groundwater storage (i.e., groundwater banks in Kern County; **Section 6.1.2.4**).

The following sections describe Zone 7's contract with DWR for SWP water and the types of water Zone 7 receives under this contract.

6.1.2.1.1 Contract with DWR

DWR provides water from the SWP to 29 water suppliers (State Water Contractors [SWC]) in exchange for contractor payment of all costs associated with providing that supply. DWR established substantially uniform long-term water supply contracts with each SWC in the 1960s, including Zone 7's SWP contract initially executed in 1961. That contract has been subsequently amended 28 times and currently terminates on December 31, 2085. Details regarding Zone 7's contract with DWR are provided in Zone 7's 2025 UWMP.

[8] This includes direct SWP deliveries, SWP carryover, and groundwater that originated from the SWP that was stored for later use.

6.1.2.1.2 Table A Allocation

Each SWC's individual contract sets a maximum annual SWP supply limit, specified in Article 6(c) and Table A of the contract. This supply limit is commonly referred to as "Table A." Following the initial agreement in 1961, DWR amended Zone 7's contract over the years and increased its Table A amount to 46,000 AFY in 1997. Since then, Zone 7's Table A amount has increased to 80,619 AFY through a series of five permanent transfers from other SWCs, including:

- In December 1999, Zone 7 secured Table A SWP allocations from Lost Hills Water District of 15,000 AFY and Berrenda Mesa Water District of 7,000 AFY.
- In December 2000, Zone 7 acquired 10,000 AFY of SWP allocation from Belridge Water Storage District.
- In October 2003, Zone 7 obtained an additional 2,219 AFY was obtained from Belridge Water Storage District.
- Finally, in 2003, Zone 7 acquired 400 AFY from the Tulare Lake Basin Water Storage District.

In practice, the SWP water available to Zone 7 under the Table A allocation process (presented as % of the Table A allocation) varies from year to year due to hydrologic conditions, water demands of other SWCs, existing SWP stored water, SWP facility capacity, and environmental/regulatory requirements. The Table A allocation is typically less than 100% of the Table A amount. SWP reliability is defined based on the long-term average Table A allocation.

DWR prepares a biennial SWP Delivery Capability Report (DCR) to assist SWCs and local planners in assessing the availability of supplies from the SWP. DWR issued its most recent update, the Draft 2025 DCR, in December 2025. In this update, DWR provided SWP supply estimates for SWCs to use in their planning efforts, including for use in their 2025 UWMPs. The Draft 2025 DCR includes DWR's estimates of SWP water supply availability under both existing (2025) and future (2043) conditions.

DWR's estimates of SWP deliveries are based on the CalSim 3 computer model that simulates monthly operations of the SWP and Central Valley Project (CVP) systems. Key inputs to the model include the relevant facilities included, hydrologic inflows, regulatory and operational constraints, and contractor demands for both CVP and SWP water. In conducting its model studies, DWR develops assumptions and/or scenarios for these key inputs.

In the Draft 2025 DCR, for existing conditions, DWR assumes: existing facilities, hydrologic inflows based on 100 years of historical data (1921 through 2021) adjusted to incorporate recent changes to climate; current regulatory and operational constraints including 2018 Coordinated Operation Agreement (COA) Amendment, 2024 Biological Opinions, and 2024 SWP Incidental Take Permit; and SWC demands at maximum Table A amounts. The long-term average allocation reported in the Draft 2025 DCR for the existing conditions provides an appropriate estimate for current SWP water supply availability.

To evaluate SWP supply availability under future conditions, the Draft 2025 DCR includes three scenarios for climate change conditions in 2043 that represent different risk-informed levels of concern surrounding how climate change uncertainty will impact rising temperatures, shifting precipitation patterns, reduced snowpack, sea level rise, and other factors impacting future SWP water availability. The three risk-informed climate scenarios (50%, 75%, and 95% level of concern) are defined based on projected climate-informed system performance levels of April-to-July unimpaired runoff (Eight River Index) in the Delta watershed for 2028-2057. The 50% level of concern represents a middle-of-the-road or central tendency future, while the 75% level of concern scenario represents a worse than average future, and the 95% level of concern represents much worse. A 95% level of concern scenario depicts a future condition with lower SWP reliability than what results from 95% of model-informed climate outcomes.

From 2020 to 2025, Table A allocations ranged from 5% to 100%, resulting in substantial annual variability in Zone 7's SWP supply. DWR has projected decreasing reliability of Table A supplies. In the Draft 2025 DCR, DWR projects long-term average Table A allocations to decrease from 54% under existing conditions to 48% under future conditions in 2043 for the 50% level of concern scenario. Since the future conditions scenario incorporates impacts from climate change and sea level rise, it is more conservative than the existing conditions scenario.

Zone 7's 2025 UWMP assumes SWP supply availability for 2030 through 2050 considering Table A allocations under the 50% level of concern in the Draft 2025 DCR. This enables Zone 7 to consider the impacts of future climate change throughout the planning horizon. Zone 7 plans to further assess water supply reliability using the 75% and 95% level of concern in future studies to examine various scenarios.

As a SWC, Zone 7 has the option to store unused Table A water from one year to the next in the SWP's San Luis Reservoir when storage capacity is available. This "carryover" water is also called Article 12e or 56c water, in reference to the relevant contract terms. While Article 12e water must be taken by March 31 of the following year, Article 56c water may remain as carryover if San Luis Reservoir storage is available. Zone 7's UWMP analysis assumes an average of 10,000 AFY of carryover.

Article 21 Water (Interruptible or Surplus Water)

Article 21 of the SWP contract allows SWCs to take deliveries above the approved and scheduled Table A amounts for the current year when surplus SWP water is available. Article 21 water is only available for delivery on a short-term basis as determined by DWR when water is still available after operational requirements for SWP water deliveries, water quality, and Delta requirements are met. Article 21 deliveries cannot be stored in the SWP system.

This water becomes available during short periods in the wet season when storms bring excess water that DWR cannot store in San Luis Reservoir. When Article 21 water becomes available, SWCs can request delivery, and the available water is distributed generally in proportion to the Table A contract amounts of SWCs requesting delivery. Delivery of Article 21 water requires the ability to store the water in a non-SWP facility during very wet conditions and/or the ability to use the water directly without impacting scheduled Table A deliveries to Zone 7 (i.e., Article 21 delivery cannot be used to substitute scheduled Table A deliveries).

As described in the Draft 2025 DCR, Article 21 water deliveries are highly variable year-to-year, and also by month. Historically, these conditions have been difficult to meet for Zone 7 and have resulted in infrequent and low yields. On average, Article 21 water is available for Zone 7 about once every six years. Zone 7 last received Article 21 water in 2023, when it took 2,360 AF. Having access to additional storage in the future would increase Zone 7's access to Article 21 water.

6.1.2.1.3 Yuba Accord

In 2008, Zone 7 executed a contract with DWR to purchase additional water under the Lower Yuba River Accord (Yuba Accord). The original contract expired in 2025, and several amendments have been executed over the years, including a recent 2026 extension through 2056.

Four different types ("Components") of Yuba Accord water are made available as a water purchase or transfer. Zone 7 has the option to purchase Components 1, 2, and 3 water during drought conditions and Component 4 water when the Yuba County Water Agency has determined that it has water supply available to sell.

Water is primarily available during dry years under the Yuba Accord, and the amount is highly variable. Zone 7 has purchased Yuba Accord water in 12 of the last 18 years, purchasing as little as 41 AF in 2025 and as much as 3,159 AF in 2013. For planning purposes, Zone 7 currently does not assume any water

supply yield specifically from the Yuba Accord, although supply considered under "water transfers" could potentially include those from the Yuba Accord.

6.1.2.2 Local Surface Water Runoff

Along with ACWD, Zone 7 has a water right (Permit 11319 [Application 17002]) to divert flows from Arroyo Valle. Lake Del Valle, which is a SWP facility owned and operated by DWR, stores runoff from the Arroyo Valle watershed and imported surface water deliveries from the SWP. The lake also supports recreation and flood management. In late fall, DWR typically lowers the lake level in anticipation of runoff from winter storm events. Water supply in Lake Del Valle is made available to Zone 7 via the SBA through operating agreements with DWR. After accounting for permit conditions, inflows to Lake Del Valle are equally divided between Zone 7 and ACWD under their respective permits.

While Zone 7's historical average annual yield from Arroyo Valle ranges from 3,000-7,000 AFY, the most recent 10-year average (2016-2025) is 4,000 AFY. In the future, construction of the Chain of Lakes Conveyance System (discussed in **Section 6.8**) will allow for capturing more flow from Lake Del Valle storm releases and increase Zone 7's yield. Modeling conducted to support Zone 7's 2025 UWMP assumes an expected availability of 4,000 AFY in a normal year or at the beginning of a drought. Zone 7 plans to re-evaluate this assumption as more climate change downscaled information is developed and the Chain of Lakes (COLs) project progresses.

6.1.2.3 Local Storage

Zone 7 has two existing local storage options, Lake Del Valle (surface storage) and the Main Basin (groundwater aquifer), and stores SWP deliveries in both. Lake Del Valle also stores runoff from the Arroyo Valle watershed. Zone 7 can store up to about 7,500 AF of its share of Arroyo Valle runoff in the lake (Zone 7, 2022) and carry-over runoff collected from one year until the end of the following year. Zone 7 relies on the operational storage capacity of 126,000 AF in the Main Basin for conjunctive management and recharges the basin with SWP water (**Section 6.2**).

6.1.2.4 Non-Local Storage

In addition to local storage, Zone 7 currently participates in two non-local (out-of-basin) water banking programs, both in Kern County, and may enter into additional water banking agreements in the future. When Zone 7 has excess SWP available in wet years, the banking programs hold a portion of Zone 7's allocated SWP supplies for Zone 7 to access during drought years through an exchange. Like other storage options, these groundwater banks significantly enhance system reliability, and yet, they do not provide a net contribution to Zone 7's water supply over the long term. In fact, out-of-basin water banks result in some operational losses ("leave behind"). Also, certain conditions must exist to realize the benefit of these banks. That is, for Zone 7 to receive banked water supply, the Banks Pumping Plant (the major SWP pumping facility in the Delta) and the SBA must be operational. Low SWP Table A allocations (and generally low levels of outflow from the Delta) can limit the delivery of these banked supplies via exchange.

Point of Delivery Agreements with DWR and Kern County Water Agency (a fellow SWC) allow Zone 7 to store SWP water in Semitropic Water Storage District (Semitropic) and Cawelo Water District (Cawelo). Semitropic and Cawelo are member units of Kern County Water Agency, which manages water deliveries to these agencies. In November 2020, the Zone 7 Board of Directors (Zone 7 Board) authorized amendments to the Point of Delivery Agreements to extend water delivery terms for storage in Semitropic and Cawelo through 2030 and recovery of banked water through 2035.

Figure 6-1 shows Zone 7's total storage and annual deposits and withdrawals from the two Kern County banks over time. The use of these banks successfully augmented Zone 7's water supplies in 2021 and 2022 during the recent drought.

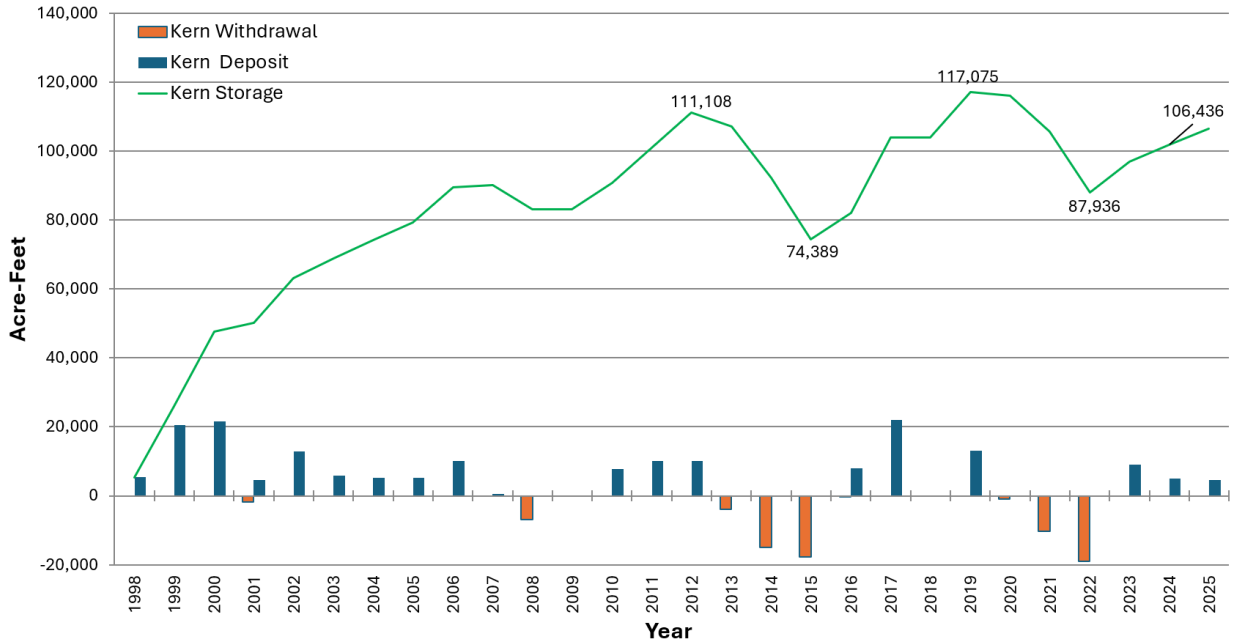


Figure 6-1 Zone 7's Kern County Groundwater Banks: Annual Storage, Deposits, and Withdrawals

6.1.2.4.1 Semitropic Water Storage District

Zone 7 initially established the water banking contract Semitropic in 1998. Water put into Semitropic is subject to a 10% leave behind. Under the current contract, Zone 7 has access to an operational storage capacity of 78,000 AF with an annual deposit limit of up to 5,883 AFY. In addition, Zone 7 can request up to 9,100 AFY of pumpback (i.e., water pumped out of Semitropic and delivered to the SWP system) and up to 8,645 AFY of SWP exchange water (i.e., water transferred between Zone 7 and Semitropic by adjusting the amounts of Table A water delivered to Zone 7 and Semitropic; the availability of this type of water depends on the SWP allocation). In certain years when SWP Table A allocation is above a certain percentage, Zone 7's pumpback can be increased to 12,241 AFY.

Between 2021 and 2025, Zone 7 stored approximately 13,500 AF (after losses) and withdrew approximately 20,100 AF from the Semitropic bank. As of January 1, 2026, Zone 7 had 79,570 AF stored in the Semitropic bank.

6.1.2.4.2 Cawelo Water District

Zone 7 established the water banking contract with Cawelo in 2006. Water put into Cawelo is subject to a 50% leave behind. Under the contract, Zone 7 has access to an operational storage capacity of 120,000 AF with an annual deposit limit up to 10,000 AFY. Thus, when Zone 7 deposits 10,000 AF to Cawelo in one year, the leave behind for Cawelo is 5,000 AF, and the amount Zone 7 can later access is 5,000 AF. Zone 7 can request up to 10,000 AFY of pumpback (or SWP exchange water) from Cawelo.

Between 2021 and 2025, Zone 7 stored approximately 5,000 AF after losses and withdrew approximately 8,000 AF from the Cawelo Water Bank. As of January 1, 2026, Zone 7 had 26,900 AF stored in the Cawelo bank.

6.1.2.4.3 San Luis Reservoir

In addition to the non-local groundwater banking programs described above, Zone 7 can store unused Table A water in San Luis Reservoir from one year to the next (Article 56 or carryover) as long as storage

in San Luis Reservoir is available. Zone 7 can lose water stored in San Luis Reservoir if the reservoir "spills" (i.e., DWR needs the storage capacity to store its SWP water) during a wet year. Zone 7 typically targets storing approximately 10,000 AFY of its Table A allocation as carryover in San Luis Reservoir. DWR is considering expanding the San Luis Reservoir by 130,000 AF, as further discussed in Zone 7's 2025 UWMP.

6.2 Groundwater

☑ ***CWC §10631***

(b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following:

(4) If groundwater is identified as an existing or planned source of water available to the supplier, all of the following information:

(A) The current version of any groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720), any groundwater management plan adopted by the urban water supplier, including plans adopted pursuant to Part 2.75 (commencing with Section 10750), or any other specific authorization for groundwater management for basins underlying the urban water supplier's service area.

(B) A description of any groundwater basin or basins from which the urban water supplier pumps groundwater. For basins that a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the urban water supplier has the legal right to pump under the order or decree. For a basin that has not been adjudicated, information as to whether the department has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin that characterizes the condition of the groundwater basin, and a detailed description of the efforts being undertaken by the urban water supplier to coordinate with groundwater sustainability agencies or groundwater management agencies listed in subdivision (c) of Section 10723 to maintain or achieve sustainable groundwater conditions in accordance with a groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720).

(C) A detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

This section describes the City's groundwater supply and Zone 7's management of the Basin as the exclusive Groundwater Sustainability Agency (GSA) within its jurisdictional boundaries (**Figure 6-2**) as identified under the 2014 Sustainable Groundwater Management Act (SGMA).

Zone 7's management of the Basin began over 50 years ago, long preceding the State's implementation of SGMA.[9] Each year, Zone 7 prepares an Annual Report which provides updates on groundwater conditions in the basin and the status of Zone 7's groundwater management actions (Zone 7, 2026). The 2025 Water Year Annual Report can be found on the Zone 7's website.[10]

6.2.1 Basin Description and Status

Pleasanton relies on groundwater from the Livermore Valley Groundwater Basin (Basin; DWR No. 2-10). The City's local groundwater supply is within the Main Basin, which is the portion of the Basin that contains high-yielding aquifers and generally produces the best-quality groundwater.

[9] Zone 7, 2021. Alternative Groundwater Sustainability Plan for the Livermore Valley Groundwater Basin, dated December 2021. Accessed From: https://sgma.water.ca.gov/portal/alternative/periodiceval/preview/8.
[10] https://www.zone7waterca.gov/sites/main/files/file-attachments/2-010_wy_2025.pdf?1774635392

The Basin is not adjudicated. In its evaluation of California groundwater basins, DWR determined that the Basin is not in a condition of critical overdraft. [11]Rather, the Basin is designated as a medium priority basin under DWR's 2019 Phase 2 Basin Prioritization,[11] which scores basins on eight components and ranks their priority based on the scores. If a basin is assigned more than 14 but less than 21 total points, it is defined as "medium priority." In the case of the Basin, a total of 16 points were assigned, resulting in a designation as "medium priority." The main factors driving the Basin's designation include total population (3 out of 5 possible points), population growth (3 out of 5 possible points), numbers of public supply wells (3 out of 5 possible points), and total numbers of wells (3 out of 5 possible points).

The Basin covers an area of approximately 69,600 acres (109 square miles) and is located about 40 miles east of San Francisco and 30 miles southwest of Stockton within a structural trough of the Diablo Range. The Basin extends from the Pleasanton Ridge east to the Altamont Hills (about 14 miles) and from the Livermore Upland north to the Orinda Upland (about 13 miles). Surface drainage features include Arroyo Valle, Arroyo Mocho, and Arroyo las Positas as principal streams, with Alamo Creek, South San Ramon Creek, and Tassajara Creek as minor streams. Elevations within the Basin range from about 600 feet above mean sea level (ft msl) in the east, near the Altamont Hills, to about 280 ft msl in the southwest, where Arroyo de la Laguna flows into the Sunol Basin.

DWR's Groundwater Bulletin 118 and key documents described below provide additional details provided related to groundwater management in the Basin :

- The updated Livermore Valley Basin Alternative Groundwater Sustainability Plan ("Alternative GSP"), which includes current groundwater conditions, a hydrogeologic conceptual model, a water budget, local sustainable management criteria, and projects and management actions for maintaining sustainability in the Basin, available on the DWR's SGMA Portal website here: https://sgma.water.ca.gov/portal/alternative/periodiceval/preview/8
- The Annual Report for the Sustainable Groundwater Management Program, 2025 Water Year, Livermore Valley Groundwater Basin, available on the Zone 7 website https://www.zone7waterca.gov/sustainable-groundwater-management-and-sgma
- The Bay Area Integrated Regional Water Management Plan (IRWMP), including detailed descriptions of local and regional hydrogeology, groundwater conditions, and groundwater monitoring practices, available on the Bay Area IRWMP website: http://bayareairwmp.org/irwm-plans/

[11] DWR, 2019. Sustainable Groundwater Management Act 2018 Basin Prioritization, State of California, dated January 2019.

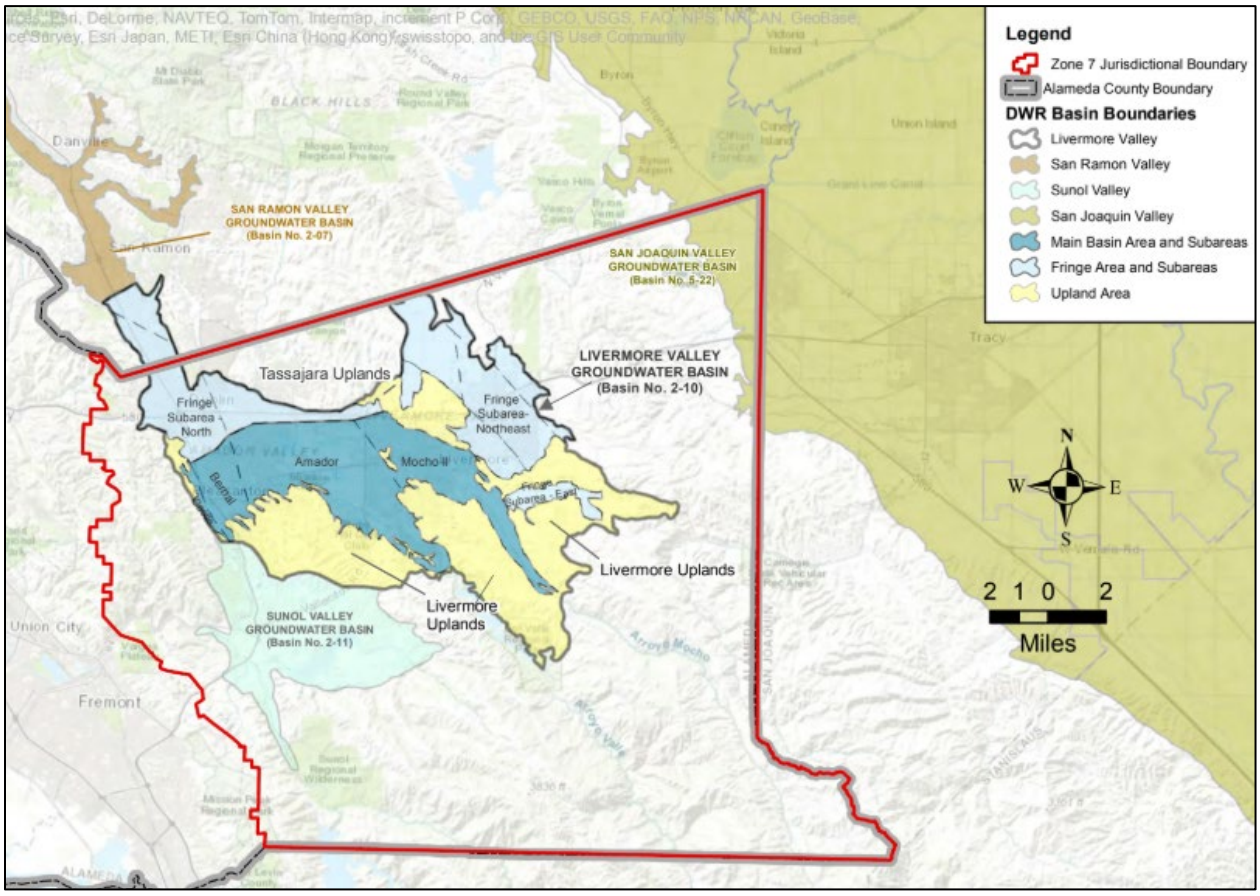


Figure 6-2 Groundwater Basins within Zone 7's Service Area

6.2.2 Pre-SGMA Groundwater Management

Before SGMA took effect, Zone 7 managed the Basin under its 2005 Groundwater Management Plan (GMP), which was developed to comply with the requirements set forth in the California Groundwater Management Planning Act (Water Code Section 10750, et seq.). The GMP established a formal framework for monitoring, protecting, and managing groundwater resources within the Basin. As part of the GMP, Zone 7 incorporated a Salt and Nutrient Management Plan to address long-term groundwater quality protection. In addition to monitoring and planning efforts, Zone 7 actively managed the Basin through conjunctive use operations, including artificial recharge using imported and local surface water supplies.

6.2.3 Groundwater Management Under SGMA

In 2014, the California State Legislature enacted SGMA with subsequent amendments in 2015. SGMA requires the formation of GSAs and the development and implementation of GSPs or Alternative GSPs for groundwater basins that are designated by DWR as medium or high priority. As discussed above, the Basin is medium priority and therefore subject to the requirements of SGMA.

Zone 7 is the exclusive GSA for the Basin. Under SGMA, Zone 7 submitted an Alternative GSP to DWR in December 2016. The Alternative GSP documented Zone 7's longstanding conjunctive use program, monitoring network, groundwater conditions, pumping management policies, and water quality protection efforts, all of which collectively demonstrate sustainable basin management. DWR approved the Alternative GSP on July 17, 2019.

Zone 7 submitted its first Five-Year Periodic Evaluation of the Alternative GSP (2021 Alt-GSP) in December 2021 to reflect updated Basin conditions, monitoring data, and refinements to sustainability criteria and

management actions. The update included revised minimum thresholds and measurable objectives where appropriate, updated water budget analyses, enhanced evaluation of interconnected surface water conditions, and documentation of ongoing management measures such as the GPQ, artificial recharge operations, and monitoring programs. DWR approved the first Periodic Evaluation of the Alternative GSP in June 2024, confirming that Zone 7 continues to meet SGMA requirements and is managing the Basin sustainably.

Under SGMA, Zone 7 is also responsible for annual reporting and Five-Year Periodic Evaluations to demonstrate continued progress toward sustainability. Zone 7's latest Annual Report was developed for Water Year 2025. The second Five-Year Periodic Evaluation of the Alternative GSP is being prepared and is due to DWR by December 21, 2026.

6.2.3.1 Sustainable Yield and Allocation across Main Basin Groundwater Users

Zone 7 continues to operate the Basin within its Sustainable Yield over a long-term period (10 years) and manage groundwater resources to prevent significant chronic lowering of groundwater levels and reduction of groundwater storage. Zone 7 determined historic lows by measuring groundwater elevations in multiple Main Basin wells and identifying the minimum observed level. Zone 7 also defines operational storage as the difference in surface water elevation between a full Main Basin and its historic low. The total storage capacity of the Basin is about 254,000 AF, of which about 126,000 AF is managed as operational storage (Zone 7, 2026). Moreover, pumping is managed to keep groundwater within the operational storage band and above emergency reserved levels.

Using over a century of hydrologic records and projected future recharge conditions, the long-term natural sustainable yield of the Main Basin was determined to be 13,400 AFY, which is about 11% of the operational storage. **Table 6-1** summarizes how this sustainable yield is allocated among non-Zone 7 groundwater users.

Table 6-1 Natural Sustainable Yield Demand Components

Demand Component of the Sustainable Yield	Sustainable Average (AFY)
Pleasanton	3,500
Cal Water	3,069
DSRSD	645
Other Groundwater Pumping	1,186
Agricultural Pumping	400
Mining Area Losses	4,600
Total	**13,400**

Each Zone 7 retailer has an established GPQ[12] that matches the sustainable yield averages shown in **Table 6-1**. Sustainable averages are maintained by allowance of "carryover", which is limited to 20% of the GPQ (i.e., 700 AFY for the City), when less than the GPQ is used in a year. A retailer must pay a "recharge fee" for pumping groundwater more than its GPQ and any carryover. The fee covers the cost of importing and recharging additional water into the Main Basin. This practice helps avoid repeating historical trends in over-drafting the Basin.

Historically, Pleasanton pumped its own GPQ; however, the City stopped operating its production wells in 2022 due to PFAS in the groundwater supply. Pleasanton is working with Zone 7 to construct and begin operation of new wells outside of the known PFAS contamination plume. The new wells are expected to come online before 2030 and will allow Pleasanton continue pumping its full GPQ.

In terms of the other Zone 7 retailers: Cal Water pumps its own GPQ; Zone 7 pumps DSRSD's GPQ; and Livermore has not utilized its GPQ for many years. The balance of the natural sustainable yield is pumped for other municipal, agricultural, and gravel mining uses.

6.2.3.2 Zone 7's Groundwater Pumping and Monitoring Strategy

Zone 7's groundwater production for its treated water system does not use the natural sustainable yield from the Main Basin; instead, Zone 7 pumps only water that has been recharged as part of its artificial recharge program using its available surface water supplies. During high-demand periods, groundwater is used to supplement surface water supply delivered via the SBA. Groundwater is also used when the SBA is out of service due to maintenance and improvements or when Zone 7's surface water treatment plants (WTP) are operating under reduced capacity due to construction, repairs, etc. Finally, Zone 7 taps into its stored groundwater under emergency or drought conditions, when there may be insufficient surface water supply available. Zone 7 also pumps groundwater out of the Main Basin during normal water years to help reduce the salt loading in the Main Basin in accordance with the Salt Management Plan.

6.2.3.3 Artificial Recharge and Groundwater Extraction by Zone 7

Before the construction of the SWP in the early 1960s, groundwater was the sole water source for the Livermore-Amador Valley. This resource has gone through several periods of extended withdrawal and subsequent recovery. The Main Basin was over drafted in the early 1960s when approximately 110,000 AF of groundwater was extracted. The Main Basin was allowed to recover from 1962 to 1983. It was during this era that Zone 7 first conducted a program of groundwater replenishment by recharging imported surface water via its streams or arroyos ("in-stream recharge" or "artificial recharge") for storage in the Main Basin, supplying treated surface water to customers to augment groundwater supplies, and regulating municipal pumping by other users.

Zone 7 actively manages the Basin under a conjunctive use strategy designed to balance natural recharge, artificial recharge, and groundwater extraction. Zone 7's operational policy is to maintain the balance between the combination of natural and artificial recharge and withdrawal or pumping to maintain groundwater levels above the emergency reserve storage, thereby preserving a reliable drought buffer. Artificial recharge operations provide the ability to store surplus imported and local surface water during wet periods for later recovery during dry conditions, enhancing overall supply reliability. This conjunctive use framework allows Zone 7 to adaptively shift between surface water and groundwater sources depending on hydrologic conditions, operational needs, and regulatory constraints. **Figure 6-3** shows Zone 7's artificial recharge and pumping from 1974 through 2025.

[12] The Groundwater Pumping Quota was formerly referred to as the "Independent Quota" in the original Municipal and Industrial Water Supply Contract between Zone 7 and each retailer.

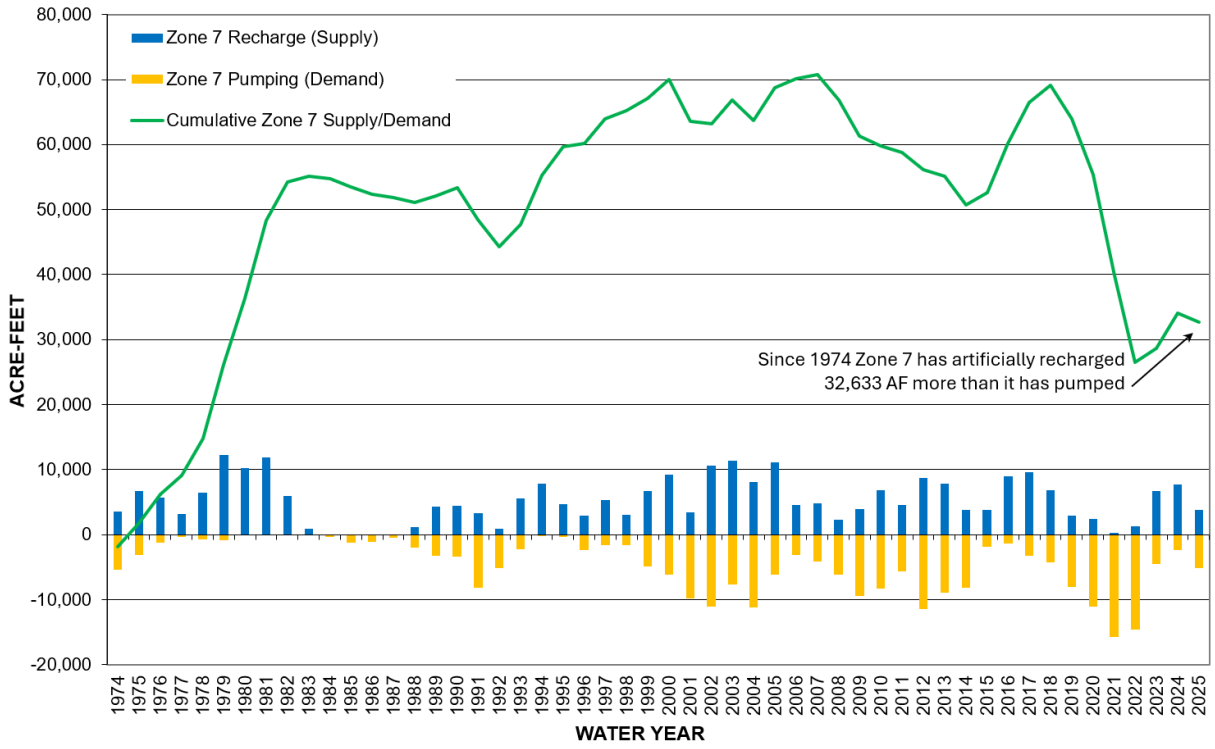


Figure 6-3 Artificial Recharge, Pumping, and Net Cumulative Impacts to Operational Storage

Over the past five years, Zone 7 has generally been able to meet groundwater production needs while maintaining basin storage within sustainable ranges. Although recent drought conditions resulted in temporary localized groundwater level declines that affected production at certain wells, these impacts were managed within the broader conjunctive use system which allowed groundwater levels to subsequently recover and did not compromise overall supply reliability. Zone 7 was able to meet its demand in all prior years.

Zone 7 has continued to operate the Basin within its Sustainable Yield over a period of at least 10 years and is meeting the sustainability goal defined for the Basin. Groundwater levels have remained stable or generally increased over the past 10 years, demonstrating continued sustainable groundwater management practices. Groundwater storage in the Basin from 1974 to 2025 is shown in **Figure 6-4**. Ongoing basin monitoring and implementation of the Alternative GSP ensure that groundwater extraction remains sustainable and protective of long-term basin health.

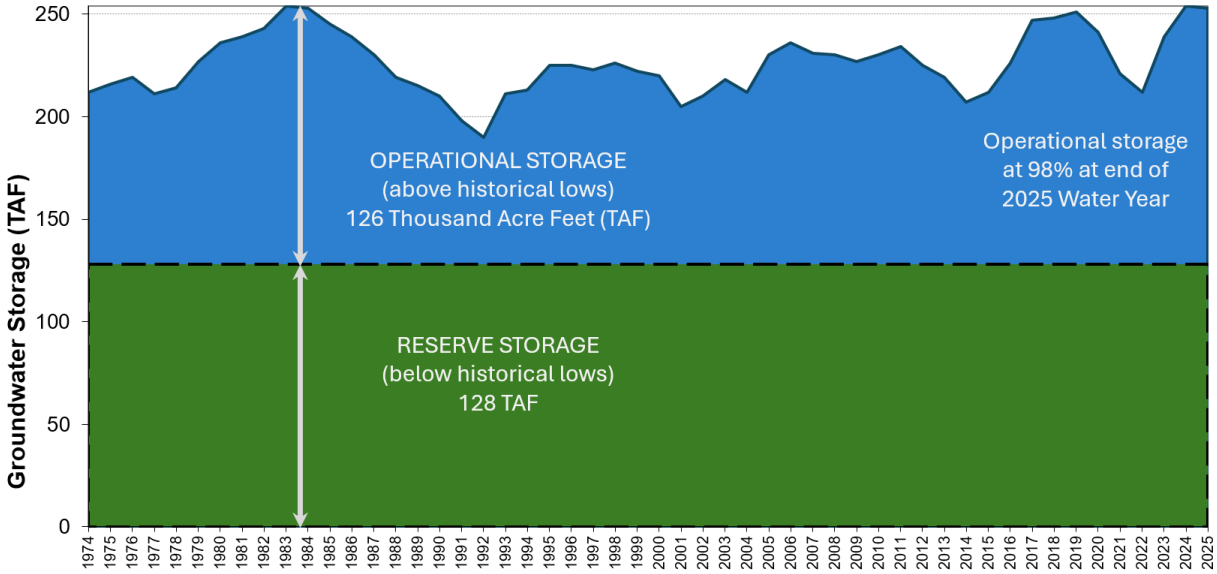


Figure 6-4 Main Basin Groundwater Storage

Zone 7 is continuing to study the Basin and develop new tools (including an improved groundwater model completed in 2025 and a Decision Support Tool completed in 2026) to better understand the levels of groundwater extraction possible under various conditions and contributing factors, such as groundwater connectivity, spatial distribution in the Main Basin, and others. These efforts strengthen Zone 7's ability to sustainably manage the Basin and maintain a resilient long-term water supply portfolio. **Section 7.1.2** presents additional information related to groundwater supply reliability.

6.2.3.4 Groundwater Quality Monitoring and Protection

Zone 7 chloraminates groundwater supply to match the disinfectant residual in the transmission system.

In terms of groundwater supply, several constituents of concern have been identified throughout the Basin. Zone 7 is actively implementing both monitoring and management programs to protect water quality in the Basin and ensure that Zone 7 continues to provide safe and reliable drinking water, as discussed in the following subsections and in **Section 7.1.2**.

6.2.3.4.1 Salinity and Nutrient Management

Zone 7 is actively implementing its Salt and Nutrient Management Plan (SNMP). Basin salt levels are being addressed primarily through groundwater pumping and demineralization using the Mocho Groundwater Demineralization Plant (MGDP) in the Mocho Wellfield. Simultaneously, the Basin is being recharged with water containing low salt concentrations. The facility allows for the export of concentrated minerals or salts from the Main Basin while improving the water quality of treated water. The MGDP is expected to be offline from 2026 to 2028 while a new PFAS treatment facility is constructed at the Mocho Wellfield. Zone 7 will continue its Basin management under the SNMP while the facility is down.

6.2.3.4.2 PFAS Management

In November 2022, Pleasanton ceased production in all three of its active municipal wells due to PFAS detections. Following the shutdown, in 2023, Pleasanton and Zone 7 agreed to collaborate on the Joint Groundwater Wells project. The project involves the design and installation (i.e., drilling and equipping) of new municipal production wells within the Bernal Subbasin, which is believed to be outside the existing PFAS plume based on Zone 7 testing and groundwater modeling.

The Joint Groundwater Wells project will give the City the ability to access its full GPQ. The Project is envisioned to include the following elements:

- Construction of new groundwater well(s) in the Bernal Subbasin with the goal to increase Zone 7's groundwater production capacity and drought resiliency for the overall Tri-Valley region, recover the City's GPQ, and produce water supply that meets and exceeds all state and federal water quality standards.
- Connection of the new groundwater well(s) to Zone 7's water supply system and expansion of treatment capacity at Zone 7's existing Zone 7 Hopyard Treatment Facility.
- Delivery of the City's GPQ via the Zone 7 water supply system (rather than the existing configuration that involves direct delivery from dedicated City wells).

Zone 7 will serve as the lead agency in the evaluation, permitting, design, construction, operation, and maintenance of the project. Pleasanton will support the project by providing necessary land rights and paying the City's share of project costs.

The project is phased, as follows:

- **Phase 1** – In December 2025, the City and Zone 7 completed Phase 1 of the project, which involved assessing the feasibility of jointly constructing and operating new wells in the Bernal Subbasin. Phase 1 also involved drilling three test wells to confirm groundwater quality, well capacity, and aquifer sustainability. The study found that a joint groundwater supply project in the Bernal Subbasin is technically feasible, groundwater wells at Tennis Park and Hansen Park would provide sufficient water yield and quality, and Zone 7 groundwater modeling indicated the project would not affect groundwater basin sustainability[13]. The feasibility study will set the basis for future phases of work including full scale design and construction of the production wells and associated infrastructure and construction.
- **Phase 2** – Following the feasibility study and test wells, the project will move into design and construction of the new production wells. The target completion date is end of 2029.
- **Phase 3 –** Once the wells are installed and equipped and required permits to operate are in place, the City and Zone 7 will begin operating and maintaining the wells[14]. Pleasanton expects the new production wells to be operational by 2030, and therefore in this UWMP, the City is projected to utilize its full GPQ (an average of 3,500 AFY) starting in 2030.

Zone 7 is managing the Tri-Valley's broader efforts in the Basin related to PFAS. Seven of Zone 7's nine active municipal wells have detected elevated PFAS concentrations. To date, PFAS has not been detected in Zone 7's Hopyard Wellfield (i.e., Hop 6 and Hop 9 wells) located in the Bernal Subbasin (western portion of the Main Basin).

Zone 7 has developed a PFAS management strategy consisting of expanding and refining its PFAS monitoring network, blending and treating groundwater to manage water quality, and diversifying groundwater resources. In recent years, Zone 7 has implemented the following management activities[15]:

[13] For more information see the project description on Zone 7's website: https://www.zone7waterca.gov/post/joint-groundwater-wells-study

[14] More information can be found on Zone 7's website under the Joint Groundwater Wells Project (https://www.cityofpleasantonca.gov/our-government/pleasanton-water/joint-groundwater-wells-project/)

[15] Zone 7 Water Agency, 2026. Annual Report for the Sustainable Groundwater Management Program, 2025 Water Year (October 2024-2025), Livermore Valley Groundwater Basin. https://www.zone7waterca.gov/sustainable-groundwater-management-and-sgma

- Installed new PFAS treatment systems at Stoneridge Well and COLs Wellfield and began operations in 2023 and 2025, respectively.
- Installed a new monitoring well in 2024 between the Mocho and Hopyard Wellfields to monitor PFAS plume migration towards the Hopyard wells.
- Actively blending water pumped from the Mocho Wellfield to meet regulatory limits.
- Initiated design and construction of a PFAS treatment system in the Mocho Wellfield which is anticipated to come online in 2028.

6.2.3.4.3 Chromium Management

Zone 7 has several wells with naturally occurring hexavalent chromium (Cr(VI)) concentrations near the maximum contaminant level (MCL). In response, Zone 7 is actively managing flows from the affected wells. For example, Cr(VI) levels at the Stoneridge well are being managed through system blending and/or blending with other wells.

6.2.4 Historical Pumping and Supply Sufficiency

As described in **Section 6.2.3.1**, the City has a GPQ of 3,500 AFY in the Main Basin. Historical groundwater pumping from 2021 through 2025 is shown in **Table 6-2**. Pleasanton decommissioned its municipal wells in 2022, in response to PFAS detections. This reduced the total pumped volume in 2022, and by 2023, Pleasanton was sourcing nearly 100% of its supply from Zone 7 purchases. The City occasionally pumped groundwater between 2023–2025 to meet peak demands and to conduct regular monitoring and testing.

Table 6-2 Groundwater Volume Pumped (DWR Table 6-1)

Groundwater Type	Water Type	Location or Basin Name	2021 (AF)	2022 (AF)	2023 (AF)	2024 (AF)	2025 (AF)
Alluvial Basin	Potable	Livermore Valley Groundwater Basin	3,332	2,449	10	4	3
		Total	**3,332**	**2,449**	**10**	**4**	**3**

6.3 Surface Water

As described in **Section 6.1.2**, Pleasanton receives treated surface water from Zone 7, whose supplies include imported surface water from the SWP, and local surface water captured in the Del Valle Reservoir.

6.4 Stormwater

Stormwater can be beneficially reused as a water supply source to meet local water supply demands. Beneficial reuses include blending with other water supplies for groundwater recharge, redirecting it into constructed wetlands or landscaping, and diverting it to a treatment facility for subsequent reuse. Currently, Pleasanton does not implement any stormwater recovery systems.

6.5 Wastewater and Recycled Water

☑ ***CWC §10633***

The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the service area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area.

Pleasanton collects all the wastewater from its service area. Most of the city's sewage flow is conveyed to DSRSD's RWTF; however, wastewater generated from the Ruby Hills housing development is conveyed to Livermore's Water Reclamation Plant (LWRP) for treatment. Both facilities produce Title 22 tertiary disinfected recycled water, which Pleasanton then distributes to customers for non-potable uses to offset potable demands. The sections below describe the collection, treatment and discharge of wastewater as well as the coordination and use of recycled water within Pleasanton's service area.

6.5.1 Recycled Water Coordination

In the early 1990s, DSRSD, Livermore, and Zone 7 undertook a Tri-Valley recycled water study and conducted a series of public workshops. As a result of that effort, the SWRCB issued a Master Water Recycling Permit (Order No. 93159) to the three agencies in December 1993. The permit established the requirements for recycled water irrigation, groundwater recharge, and other Title 22 approved projects.

DSRSD is responsible for treating and discharging treated wastewater for the cities of Dublin, South San Ramon, and Pleasanton. In addition, DSRSD owns and operates a water recycling plant at the RWTF and participates in DERWA, a joint powers authority between DSRSD and EBMUD that operates the SRVRWP. The SRVRWP provides recycled water that meets Title 22 disinfected tertiary recycled water requirements. The recycled water primarily serves landscape irrigation customers of DSRSD and EBMUD in the cities of San Ramon and Dublin (including Dougherty Valley) and the towns Danville and Blackhawk in Alameda and Contra Costa counties. Pleasanton began using recycled water from DERWA facilities in 2014 and plans to continue connecting remaining parcels along the distribution system.

Wastewater produced from Pleasanton's Ruby Hills housing development is sent to the LWRP. The City receives recycled water from Livermore for landscape irrigation servicing new development in the eastern portion of the City, referred to as the Staples Ranch region, which terminates at El Charro Road.

These two recycled water sources are described below.

6.5.1.1 DSRSD-EBMUD Recycled Water Authority

Currently, wastewater from Dublin, Pleasanton, and the southern portion of San Ramon are treated at DSRSD's RWTF. A portion of the secondary effluent is routed to DSRSD's water recycling plant for tertiary treatment and distribution through DERWA facilities. DSRSD coordinates with the planning departments in the cities of Dublin and San Ramon, Alameda and Contra Costa counties, and the U.S. Army Reserve to ensure that recycled water is used where it is available. DSRSD and EBMUD work together to manage recycled water supply demands.

Pleasanton and DSRSD each own 8.5 million gallons per day (MGD) of secondary treatment capacity at the DSRSD RWTF. Pleasanton maintains the first right to use the secondary effluent produced from wastewater originating from Pleasanton's wastewater collection system for recycling. DSRSD maintains the first right to use secondary effluent produced from the DSRSD collection system for recycling. According to the 2003 DERWA Water Sales Agreement, all recycled water produced by DSRSD is delivered to DERWA for subsequent wheeling to the EBMUD and DSRSD water service areas. DSRSD's tertiary treatment capacity is 16.2 MGD. Recycled water is delivered by DERWA on a first come first serve basis.

In 2019, DERWA determined that the SRVRWP cannot meet the combined peak demands of its member agencies (DSRSD and EBMUD) and Pleasanton (a retailer to DERWA). Thus, DERWA passed Resolution No. 19-3 (**Appendix E**) establishing a moratorium on new recycled water connections and requesting that its members and the City take action to reduce recycled water demands.

DSRSD monitors recycled water uses and files reports with DDW and the San Francisco Bay Regional Water Quality Control Board (RWQCB), in conformance with DSRSD's General Water Reuse Order No. WQ 2016-0068-DDW (General Order 2016).

The DERWA recycled water system has three components owned by three different agencies:

- DERWA owns the Pump Stations R1 (at the RWTF), R200B, and R200A, as well as Reservoirs R100 and R200.
- EBMUD owns and operates the recycled water distribution pipeline system contained within its service area and will have two pump stations and a reservoir (future facilities).
- DSRSD owns and operates the recycled water treatment facilities at its wastewater treatment plant that treat wastewater from Dublin, South San Ramon and Pleasanton, and the recycled water distribution pipeline system within its service area, along with three pump stations, R300A, R300B, and R20, and two reservoirs, R20 and R300.

Pleasanton connects to the DERWA system near the corner of the DSRSD Dedicated Land Disposal site, adjacent to Stoneridge Drive near the DSRSD RWTF.

6.5.1.2 Livermore Water Reclamation Plant

The LWRP can produce up to 6.0 MGD, or approximately 18 AF per day of recycled water. The LWRP produces approximately 2,460 AFY of recycled water. Of that, Livermore uses about 2,200 AFY within its municipal water service area, and Pleasanton uses the remainder.

6.5.2 Wastewater Collection, Treatment, and Disposal

☑ ***CWC §10633 (a)***

A description of the wastewater collection and treatment systems in the supplier's service area, including a quantification of the amount of wastewater collected and treated and the methods of wastewater disposal.

☑ ***CWC §10633 (b)***

A description of the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.

Pleasanton owns and operates the community's wastewater collection system, which serves around 21,000 residential and CII customers. The sewer system consists of approximately 253 miles of gravity sewers, approximately 4.9 miles of force mains, 8 siphons, and 11 active pump stations. The average dry weather flow (ADWF) is approximately 6 MGD (Pleasanton, 2025). Pleasanton sends the majority of its sewer flows to DSRSD's RWTF for treatment, while it sends the sewer flows from the Ruby Hill area to the LWRP for treatment. When not re-used, treated wastewater effluent from both facilities is conveyed through the Livermore Amador Valley Water Management Agency (LAVWMA) pipeline by the East Bay Dischargers Authority (EBDA) and discharged to the San Francisco Bay.

6.5.2.1 DSRSD's Regional Wastewater Treatment Facility

DSRSD owns and operates the RWTF, which treats wastewater from Pleasanton, Dublin, and south San Ramon DSRSD by contract. The RWTF includes facilities for conventional secondary treatment, disinfected tertiary recycled water, and advanced water treatment. Conventional secondary wastewater treatment facilities include primary sedimentation, activated sludge secondary treatment, secondary sedimentation, chlorine disinfection, and effluent pumping. The secondary treatment facilities currently have an ADWF capacity of 17.0 MGD. At projected buildout, the ADWF capacity of secondary treatment facilities is anticipated to be 20.7 MGD with 10.4 MGD originating from DSRSD's own service area and the remaining 10.3 MGD attributed to flows from the City.

DSRSD's RWTF further treats a portion of the secondary effluent to produce Title 22 disinfected tertiary recycled water. During the dry season when recycled water demands are high, recycled water is produced using sand filtration and ultraviolet (SFUV) disinfection facilities, which have a treatment capacity of 16.2 MGD. In 2023, Pleasanton submitted payment to DSRSD to buy into increased recycled water treatment capacity at the RWTF, which increased Pleasanton's capacity ownership to 2.7 MGD.

DSRSD's RWTF also includes microfiltration and ultraviolet disinfection facilities (MFUV) with a treatment capacity of 3.0 MGD. These facilities currently act as backup facilities for the SFUV facilities and are used during times of low and high demands. The SFUV facilities have less flexible startup and shutdown requirements, whereas the MFUV facilities have a wide turndown range; therefore, they are used during low flow periods. During high demand periods, the SFUV facilities are used, with the MFUV facilities serving as backup when units in the SFUV facilities are undergoing maintenance, repair, or replacement.

DSRSD's MFUV facilities were designed to produce recycled water suitable for both non-potable reuse and groundwater recharge, a potential future use that would replenish and improve local groundwater quality. MFUV construction was completed in 1999. The MFUV project is currently producing recycled water that meets California Title 22 requirements for unrestricted reuse and received approval for groundwater recharge from the California Department of Public Health (now under SWRCB as DDW) and RWQCB. Though Zone 7 and other retailers intend to further explore the option to purify recycled water through advanced treatment to enable potable reuse, the City has currently elected not to participate in the Tri-Valley potable reuse efforts.

Treated effluent that is not recycled is discharged into the San Francisco Bay through a pipeline owned by LAVWMA, a joint powers agency created in 1974 by DSRSD, Livermore, and Pleasanton. The LAVWMA pipeline began operating in September 1979 and expanded in 2005. With a capacity of 41.2 MGD, the 16-mile LAVWMA pipeline conveys treated effluent from Pleasanton to the EBDA system in San Leandro for dichlorination, then discharge to the San Francisco Bay through a deepwater outfall.

6.5.2.2 Livermore Water Reclamation Plant

Livermore owns and operates the LWRP, which treats wastewater collected from Livermore, Lawrence Livermore National Laboratory, and Pleasanton's Ruby Hills housing development. From 2021 to 2024, the LWRP received an average daily flow of approximately 5.4 MGD. LWRP uses conventional primary and secondary wastewater treatment processes and applies tertiary treatment to produce recycled water.

LWRP's conventional wastewater treatment processes consist of the following:

- Primary sedimentation where heavy organic solids are removed from the raw sewage and sent to solids stabilization and dewatering facilities
- Secondary treatment utilizing the activated sludge process, which removes 85% to 95% of the remaining organic material after primary sedimentation
- Disinfection using sodium hypochlorite to reduce the bacteria levels in the secondary effluent prior to disposal
- Disposal of secondary effluent through the LAVWMA pipeline
- Solids stabilization using anaerobic digestion followed by belt pressing for dewatering prior to beneficial reuse as alternate daily cover or land application

LWRP's tertiary treatment for recycled water consists of the following:

- Mono-media filters, where 95% to 99% of suspended material is removed from secondary effluent

- Disinfection using ultraviolet (UV) light prior to disposal

The disinfected tertiary-treated effluent satisfies California Title 22 requirements for unrestricted water reuse and is used by the City for landscape irrigation. The LWRP treats an average of 2.2 MGD to tertiary standards. While the tertiary filtration capacity of the LWRP is approximately 10 MGD, the overall recycled water production capacity is limited by the UV disinfection capacity to 6 MGD.

6.5.2.3 Wastewater Collection, Treatment, and Discharge Within Service Area

The volume of wastewater collected and treated from Pleasanton's service area is shown in **Table 6-3**. The reported volumes sent to DSRSD's RWTF derive from DSRSD's influent meters, and the volumes sent to the LWRP are based on estimates from the City of Livermore. **Table 6-4** summarizes the service area wastewater treatment and discharge volumes.

Table 6-3 Wastewater Collected Within Service Area in 2025 (DWR Table 6-2)

Wastewater Collection			Recipient of Collected Wastewater	
Name of Wastewater Collection Agency	**Wastewater Volume Metered or Estimated? (OPTIONAL)**	**Volume of Wastewater Collected from UWMP Service Area 2025** (AF)	**Name of Wastewater Treatment Plant (WWTP) and Place ID Number**	**Is WWTP Located Within UWMP Area?**
City of Pleasanton	Metered	6,442	DSRSD RWTF, Place ID 220792	Yes
City of Pleasanton (Ruby Hills Development)	Estimated	280	LWRP, Place ID 237195	No
Total Wastewater Received from UWMP Service Area in 2025:		**6,722**		

Wastewater treated at DSRSD's RWTF, which is located in Pleasanton's service area, includes wastewater that originated in Pleasanton and DSRSD's wastewater service area (Dublin and south San Ramon). **Table 6-4** identifies these volumes for 2025, along with the amount of recycled water from DSRSD's RWTF used in the Pleasanton's service area. This includes recycled water delivered to Pleasanton's distribution system and recycled water used for landscape irrigation at DSRSD's RWTF.

Though Pleasanton received approximately 90 AF of recycled water supplies from the LWRP in 2025, this value is not included in **Table 6-4** because the LWRP is not located in Pleasanton's service area.

Table 6-4 Wastewater Treatment and Outcomes Within UWMP Service Area in 2025 (DWR Table 6-3)

Wastewater Treatment Plant Name and Place ID Number	Does This Plant Treat Wastewater Generated Outside the UWMP Service Area?	2025 Volume of Wastewater Received from UWMP Service Area (as Reported in DWR Table 6-2)	Total 2025 Volume of Water Treated (a)	2025 Outcomes of Treated Wastewater										
				Water Recycled Within UWMP Service Area		Water Recycled Outside of UWMP Service Area		Effluent Discharge that is not a Permitted Recycled Water Use		Required Discharge for Instream Flow		Delivered to Another Entity for Additional Treatment		
				Treatment Level	Volume (AF)	Treatment Level	Volume (AF)	Treatment Level	Volume (AF)	Treatment Level	Volume (AF)	Treatment Level	Volume (AF)	Name of other entity
DSRSD RWTF, Place ID 220792	Yes	6,442	13,500	Tertiary	983	Tertiary	3,397	Secondary, Undisinfected	8,323	--	0	--	0	--
Total		6,442	13,500		983		3,397		8,323		0		0	

NOTE:
The volume of total treated water is greater than the sum of the wastewater treatment outcomes. As noted in the DWR 2025 UWMP Guidebook, this is often the case because of biosolids removal and treatment losses.

6.5.3 Recycled Water System Description

In March 2014, the City commenced delivery of recycled water from DSRSD, starting with Val Vista Park, and expanded the service under a contractual agreement in 2015 as part of the City's recycled water program expansion. The City constructed its non-potable distribution system to deliver recycled water landscapes from DSRSD's RWTF to landscapes previously irrigated with potable water. Construction of the recycled water distribution system involved installing about 51,500 LF of new recycled water pipeline (ranging from 6- to 20-inch diameter) and about 22,400 LF of pipeline converted from the City's potable distribution and repurposed for the recycled water system. The recycled water system connects to DSRSD's RWTF and the City's existing 8 million gallon (MG) recycled water reservoir (Tassajara Reservoir), which was converted from a potable water storage facility in 2017. In 2022, the City also added new recycled water pump station at the Ken Mercer Sports Park.

The City developed the recycled water distribution system on the north-east side of Pleasanton, which is serviced by Livermore, concurrent with new development projects. Recycled water deliveries from LWRP to that portion of the City began in 2013-2014, initially under Livermore's recycled water permit coverage and now under the City's own permit coverage that was established in July 2015.

Currently, the City has 98 permitted sites, which include 150 of the 161 metered connections initially targeted. The City provides recycled water primarily for irrigation customers, including City parks, schools, commercial property landscaping, streetscapes, and multi-family residential common areas. Additionally, the City has one customer with one dual plumbing and periodically supplies recycled water to construction sites during development. This supply offsets the use of potable water purchased from Zone 7 and local groundwater supplies.

The City's certified cross-connection specialist continues to work with the future customers along existing infrastructure in preparation for conversion to the recycled water system, as well as monitoring existing sites for regulatory compliance oversight.

6.5.4 Potential, Current, and Projected Recycled Water Uses

☑ ***CWC §10633 (c-g)***

(c) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use.

(d) A description and quantification of the potential uses of recycled water, including, but not limited to, agricultural irrigation, landscape irrigation, wildlife habitat enhancement, wetlands, industrial reuse, groundwater recharge, indirect potable reuse, and other appropriate uses, and a determination with regard to the technical and economic feasibility of serving those uses.

(e) The projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years and a description of the actual use of recycled water in comparison to uses previously projected pursuant to this subdivision.

(f) A description of actions, including financial incentives, which may be taken to encourage the use of recycled water, and the projected results of these actions in terms of acre-feet of recycled water used per year.

(g) A plan for optimizing the use of recycled water in the supplier's service area, including actions to facilitate the installation of dual distribution systems, to promote recirculating uses, to facilitate the increased use of treated wastewater that meets recycled water standards, and to overcome any obstacles to achieving that increased use.

Recycled water improves water supply reliability, preserves potable water supplies, and reduces wastewater discharges. Pleasanton's recycled water users were originally serviced under the authority of DSRSD or Livermore's General Order 96-011. In April 2020, Pleasanton, Livermore, and DSRSD transitioned

from San Francisco Bay RWQCB General Order 96-011 to SWRCB General Order 2016. The City currently permits the following recycled water uses:

- Landscape irrigation to designated irrigation meters
- Construction water, dust control, and surface washing
- Dual plumbing

In 2025, the City had a total of 98 permitted recycled water irrigation sites, including one dual plumbing site, and one permitted temporary hydrant service approved for construction use (dust control and surface washing). No permits have been issued that include impoundments. In 2025, these customers used a combined total of 1,073 AF of recycled water combined, primarily for landscape irrigation (with about 0.8 AF used for dual plumbing, and 0.1 AF for construction dust control).

Table 6-5 summarizes the amount of recycled water used in 2025 and projected for future use for various beneficial uses. In accordance with DERWA's Resolution No. 19-3, the City does not currently have plans to substantially expand its recycled water system. The City expects to connect seven irrigation customers located along the existing recycled water distribution system by 2045. These new customers are projected to increase recycled water demands to 1,340 AFY. Pleasanton projects that 100 AFY of the total demand will continue to be supplied by the City of Livermore and DERWA will supply the remaining 1,240 AFY. Pleasanton's 2.7 MGD ownership of the treatment capacity at DSRSD's RWTF is expected to be sufficient to meet projected annual demands. The actual and projected recycled water uses do not include system losses.

Table 6-6 compares the City's 2025 recycled water use as projected in the 2020 UWMP to actual use measured in 2025. The City's recycled water use in 2025 was less than the level projected in the 2020 UWMP due to DERWA's currently limited recycled water supply and the moratorium on new connections. As such, beyond the seven irrigation customers along the distribution system, Pleasanton does not have plans to expand its recycled water distribution system at this time, which has reduced the City's projected future recycled water demands compared to the projections shown in the 2020 UWMP.

Table 6-5 Recycled Water Direct Beneficial Uses Within Service Area (DWR Table 6-4)

Name(s) of Facility/ies Producing (Treating) the Recycled Water (OPTIONAL):			DSRSD RWTF and LWRP						
Name of Supplier Operating the Recycled Water Distribution System (OPTIONAL):			City of Pleasanton						
Use Type	**Water Type** (After treatment if treated) (OPTIONAL)	**Additional Information** (As needed)	**2025**	**2030**	**2035**	**2040**	**2045**	**Potential Recycled Water Use**	
			(AF)	(AF)	(AF)	(AF)	(AF)	**Volume**	**Narrative page number** (OPTIONAL)
Landscape irrigation (excl. golf courses)	Non-Potable		1,072	1,241	1,272	1,304	1,339		
Other (a)	Non-Potable	Dual Plumbing	1	1	1	1	1		
Other (b)	Non-Potable	Construction uses	0	0	0	0	0		
		Total	1,073	1,242	1,273	1,305	1,340	**0**	

NOTES:
(a) Pleasanton's dual plumbing connection is expected to continue to contribute approximately 1 AFY of demand.
(b) Pleasanton's two construction connections are expected to continue to contribute less than 0.5 AFY of demand, which is rounded down to 0 AFY.

Table 6-6 2020 UWMP Recycled Water Use Projection Compared to 2025 Actual (DWR Table 6-5)

Use Type	2020 Projection for 2025 (a)	2025 Actual Use (a)
	(AF)	(AF)
Landscape irrigation (excl. golf courses)	1,500	1,072
Other (a)		1
Other (b)		0
Total	**1,500**	**1,073**

NOTES:
(a) Pleasanton's one dual plumbing connection contributed approximately 1 AF of demand in 2025.
(b) Pleasanton's two construction connections only accounted for 0.1 AF in 2025, which is rounded down to 0 AF in the DWR reporting tables.

6.5.5 Actions to Encourage and Optimize Future Recycled Water Use

Optimizing the use of recycled water is an important part of a reliable long-term irrigation supply for the City, which has the political support from City Council and City Management for implementing a robust recycled water program. Chapter 14.20 of the Pleasanton Municipal Code established a policy requiring irrigation customers directly along the recycled water distribution system to convert/connect to recycled water service consistent with all applicable legal requirements, except for specific defined exemptions. The major obstacle for the remaining identified customers that have yet to convert to recycled water are significant site-specific factors that require costly or currently impractical modifications to meet Title 22 site requirements for connection. Such sites will be connected during future new/redevelopment.

The City continues to encourage customers located along the existing recycled water distribution system to convert to recycled water. The connection fee to service new irrigation accounts is lower for recycled water than potable water. All new or redevelopment projects within the recycled water distribution area with irrigation meters (i.e., meters that service strictly landscape irrigation) are conditioned to convert to recycled water. Additionally, irrigation meters servicing City-owned properties within the recycled water distribution area have been converted to recycled water. The City's ongoing actions to encourage the use of recycled water are summarized in **Table 6-7**.

Table 6-7 Methods to Encourage Future Recycled Water Use (DWR Table 6-6)

Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use
			(AFY)
Financial Incentives	Reduced connection fees for new recycled water meters	Ongoing	112
Conditional Requirement for New/Redevelopment Projects	All landscape irrigation meters will be converted to recycled water along the recycled water distribution system	Ongoing	0
		Total	**112**

6.6 Desalinated Water Opportunities

☑ ***CWC §10631(g)*** *A plan shall be adopted in accordance with this chapter and shall do all of the following:*

Describe the opportunities for development of desalinated water, including, but not limited to, ocean water, brackish water, and groundwater, as a long-term supply.

Due to infeasibility, Pleasanton is not considering the development of a desalinated water system as a source of water within the planning horizon. This includes ocean water, brackish water, and groundwater desalination (though Zone 7 desalinates a portion of its groundwater).

6.7 Water Exchanges and Transfers

☑ ***CWC §10631 (c)*** *A plan shall be adopted in accordance with this chapter and shall do all of the following:*

Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.

Pleasanton currently does not have any potable water transfer agreements, nor does the Pleasanton anticipate participating directly in any such transfer opportunities in the future. Pleasanton has two existing pipeline interties with DSRSD and one pipeline intertie with the Livermore for rapid emergency response. These interties are strictly for emergency conditions, such as a major pipeline break, supply contamination, or water service interruption due to earthquakes, floods, or other disasters.

Zone 7 periodically supplements existing supplies with short-term transfers when needed and intends to more regularly acquire transfer water over the coming decade until major supply reliability project(s) come online starting around 2035. The proposed water transfers include supply from the Yuba Accord and the Dry Year Transfer Program (DYTP) administered by the SWCs. Transfers could also involve agreements between Zone 7 and other SWCs and/or between Zone 7 and other water purveyors. The DYTP coordinates and negotiates water sales between interested SWCs and sellers in the Feather River watershed. The most expedient and cost-effective transfer option is likely a transfer agreement with another SWC using the SWP system that Zone 7 already invests in. Transfer water would be conveyed to Zone 7 through the Delta and the SBA; the transfer amount could vary from year-to-year depending on hydrology. For the 2025 UWMP, Zone 7 is assuming 3,000 AFY in water transfers through 2035.

Additionally, in some years, Zone 7 participates in water transfers as a seller. For example, this was the case in 2023 and 2025 when Zone 7 transferred 8,000 AF and 4,000 AF (respectively) to other SWCs. These transfers were non-permanent Table A transfers.

Zone 7 will continue to pursue and evaluate transfer opportunities in the Bay Area and statewide. Through the Bay Area Regional Reliability (BARR) Partnership, Zone 7 participated in a regional project, funded in part by a U.S. Bureau of Reclamation grant, to develop the Bay Area Shared Water Access Program that identified water transfer opportunities and a roadmap to facilitate transfers and exchanges among water suppliers the Bay Area.

As discussed in **Section 6.8.1.1**, the Delta Conveyance Project may also create opportunities for long-term water transfers between SWCs across the state.

6.8 Future Water Projects

☑ ***CWC §10631*** *A plan shall be adopted in accordance with this chapter and shall do all of the following:*

(b) (3) For any planned sources of water supply, a description of the measures that are being undertaken to acquire and develop those water supplies.

(f) Include a description of all water supply projects and water supply programs that may be undertaken by the urban water supplier to meet the total projected water use, as established pursuant to subdivision (a) of Section 10635. The urban water supplier shall include a detailed description of expected future projects and programs that the urban water supplier may implement to increase the amount of the water supply available to the urban water supplier in normal and single-dry water years and for a period of drought lasting five consecutive water years. The description shall identify specific projects and include a description of the increase in water supply that is expected to be available from each project. The description shall include an estimate with regard to the implementation timeline for each project or program.

Pleasanton itself does not have any plans for new water supply projects (**Table 6-8**).

However, as described in **Section 6.2.3.4**, Pleasanton is working with Zone 7 to develop new groundwater wells to enable the City access to its full GPQ. This project is intended to allow Pleasanton to continue accessing its existing supplies (rather than developing new supplies).

Table 6-8 Expected Future Water Supply Projects or Programs (DWR Table 6-7)

☒	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply.

As Zone 7 purchases are Pleasanton's primary source for potable water, the City supports Zone 7's efforts to pursue opportunities to improve water supply reliability. As SWP reliability continues to decline and the Tri-Valley population grows, Zone 7 anticipates future supply deficits and, as a result, is pursuing several opportunities to obtain additional water storage and water supplies, address the need for alternative conveyance in the Delta, and improve access to groundwater and local emergency supplies.

As part of the 2022 WSE Update, Zone 7 evaluated potential future water projects and anticipated contributions to improving reliability of its water supply system. Zone 7 expects that a portfolio (i.e., likely a subset) of projects will be needed to address future supply deficits. Projects that Zone 7 is continuing to consider are described in the following subsections.

6.8.1 Supply Projects

6.8.1.1 Delta Conveyance Project

The Delta, a key conveyance component of the SWP, is increasingly threatened by ecosystem considerations, seismic risk, and climate change/sea level rise, reducing the reliability of the SWP system. The Delta Conveyance Project (DCP) will reduce these risks and partially restore the SWP's projected reliability.

In early 2019, Consistent with Executive Order N-10-19, the state announced a single tunnel project, which proposed a set of new diversion intakes along the Sacramento River in the north Delta for the SWP. In 2019, DWR initiated planning and environmental review for the single tunnel (i.e., the DCP) to protect the reliability of SWP supplies from the effects of climate change and seismic events, among other risks. On December 21, 2023, DWR certified the Environmental Impact Report and approved the DCP selecting Bethany Reservoir Alignment for further engineering, design, and permitting. DWR received the Incidental Take Permit for the DCP from the California Department of Fish and Wildlife (DFW) in February 2025. Currently, DWR is in the process of obtaining a change in point of diversion permit from the SWRCB to

add the two proposed DCP diversion intakes to the SWP's water rights. In October 2025, DWR certified that DCP is consistent with the Delta Plan. DWR is continuing with design refinements, environmental planning and permitting through 2026-27, including resolving appeals on its Delta Plan certification. DCP will potentially be operational in 2045 following extensive planning, permitting and construction.

DWR estimates of SWP supply reliability in the Draft 2025 DCR are based on existing facilities and do not include the proposed DCP. Since this UWMP uses DWR's Draft 2025 DCR to estimate SWP supplies at 2043, any changes in SWP reliability resulting from the proposed DCP are not included in this UWMP. Most recent DWR estimates indicate that the DCP is expected to increase SWP Delta exports by about 467,000 AFY on a long-term average under current climate conditions.

The Zone 7 Board has approved funding and participation in planning, permitting, and other pre-construction work of the DCP through 2027. The Zone 7 Board has not yet decided whether to participate in construction of the project. For planning purposes, the 2025 UWMP does not include DCP, since it is expected to come online around 2045, near the end of Zone 7's future planning period.

Continued participation by Zone 7 in the planning efforts will allow Zone 7 to elect to participate in the DCP implementation in the future based on information developed in the planning process, allow access by Zone 7 to information related to benefits and costs, and provide Zone 7 influence throughout the process. The work over the next two to four years will inform the Zone 7 Board's decision-making as the DCP continues to advance.

6.8.1.2 Potable Reuse

Potable reuse involves advanced treatment of recycled water to produce purified water to supplement potable water supplies. Though Zone 7 does not currently have a potable reuse project planned, Zone 7 and its three other Tri-Valley retailers are evaluating this option as a potential source of new supply. While recycled water for non-potable uses (e.g., irrigation) has been available for many years in the Tri-Valley, potable reuse would be a new use of local wastewater resources collected by DSRSD and Livermore, if implemented. Its main benefits include local production and control, drought-resilient supply, and resource recovery.

Although Zone 7 does not provide recycled water, its retailers have provided recycled water service for many years. Initiating potable reuse in the Tri-Valley would involve a partnership between Zone 7 and its participating retailers to manage the wastewater collection and treatment, and purified water production and distribution/storage. Local wastewater resources would be collected by DSRSD and/or Livermore and treated to meet drinking water standards. Following treatment, potential purified water uses could include: 1) groundwater augmentation or recharge, 2) storage in the COLs, and/or 3) raw water augmentation to Zone 7's Del Valle Water Treatment Plant (DVWTP).

Zone 7 collaborated with Tri-Valley retailers to develop the Joint Tri-Valley Potable Reuse Feasibility Study in 2018, which evaluated the feasibility of potable reuse in the Tri-Valley. An updated study may be developed in upcoming years. Zone 7 also participated with ACWD, Livermore, DSRSD, LAVWMA, and Union Sanitary District on a project which developed outreach materials in 2025 to support purified water awareness.

This 2025 UWMP does not include potable reuse as a future supply for the City and does not assume potable reuse to be part of Zone 7's supply portfolio.

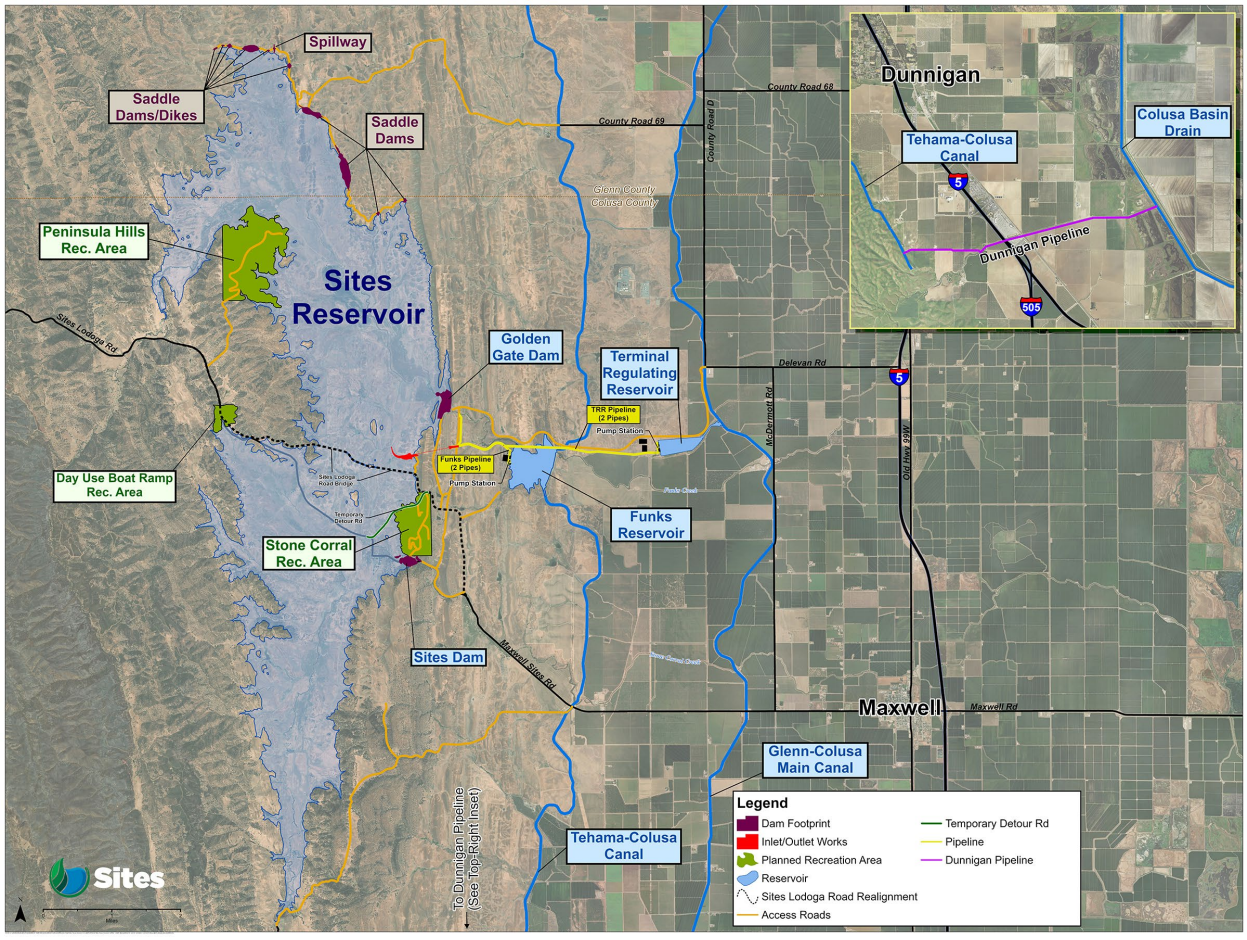
6.8.1.3 Sites Reservoir

Sites Reservoir is a proposed new 1,500,000 AF off-stream storage reservoir in northern California near Maxwell. Sacramento River flows will be diverted during excess flow periods and stored in the off-stream reservoir and released for use in the drier periods. Shown in **Figure 6-5**, Sites Reservoir is expected to

provide water supply, environmental, flood and recreational benefits. The proponents of Sites Reservoir include 30 entities including several individual SWP Public Water Agencies. Sites Reservoir is expected to provide approximately 205,000 AF (Sites Reservoir Final Environmental Impact Report/Environmental Impact Statement, Table 5-30, Alternative 3) of additional deliveries on average to participating agencies under existing conditions. Sites Reservoir is currently undergoing environmental planning and permitting. Sites Reservoir project filed a water rights petition and is expected to receive a water right permit in 2026 from the SWRCB. DWR estimates of SWP supply reliability in its Draft 2025 DCR are based on existing facilities, and do not include the proposed Sites Reservoir.

Zone 7 participates in the project as a member of the Reservoir Committee. Composed of 22 water suppliers from across California that are investing in the project, the Reservoir Committee provides recommendations to the Sites Project Authority to help advance the project.

For planning and budgeting purposes, Zone 7 anticipates its share of flow releases from Sites Reservoir to average 5,000 AFY. Yet, the average annual water supply from Sites Reservoir is estimated to be 4,000 AFY after accounting for carriage water (i.e., supply losses as the water flows through the Delta). This level of water supply is equivalent to Zone 7's likely share of storage in the reservoir, assumed to be about 31,170 AF (or 3% of the storage capacity allocated to participating water agencies). As currently envisioned, Sites Reservoir would be utilized by Zone 7 as a water supply for all year types (i.e., wet, average, and dry years).



Source: Sites Project Authority

Figure 6-5 Sites Reservoir Project: Location and Facilities

In December 2016, the Zone 7 Board authorized participation in Phase 1 of the project. In January 2022, the Zone 7 Board authorized participation through the completion of Phase 2 at the end of December 2024. Phase 2 focused on completing the environmental documentation, securing key permits, advancing design to a 30% level, and preparing for long-term financing. Additionally, in January 2026, the federal government approved the Record of Decision for the project.

Sites Reservoir is expected to break ground in late 2026 and is planned to be fully operational in 2034. For this 2025 UWMP, 4,000 AFY of future supply from Sites Reservoir will be available to Zone 7 by 2034.

6.8.2 Infrastructure Projects

6.8.2.1 Chain of Lakes Conveyance System

Zone 7 is planning the Chain of Lakes Conveyance System (COLCS), a project that interconnects retired gravel quarries with existing water supplies for local surface water storage. This project will have multiple benefits, including:

- provide Zone 7 with an emergency supply during a prolonged SWP outage,
- enhance drought supplies,
- improve recharge of the local groundwater basin,
- make water available for transfers,
- allow Zone 7 to divert surplus water, and
- perfect local water rights.

The current phase of the project involves two of the retired quarry lakes, Lake I and Cope Lake, which Zone 7 already owns. The project would build a two-way pipeline to allow them to be used as a reservoir. During wet periods, the project will enable the storage of local and SWP water that would otherwise be lost or require non-local storage. This water would then be pumped back to Zone 7's DVWTP during dry periods, thereby enhancing water supply reliability.

The project involves constructing a 42-inch diameter, 6.5-mile bidirectional pipeline between DVWTP and Lake I, in addition to inlet and outlet facilities at Lake I, a pump station, and PFAS treatment facilities at DVWTP. Lake I and Cope Lake have a combined storage capacity of approximately 36,400 AF. Over the coming years, additional quarries are slated to be transferred to Zone 7 and integrated into this project, adding storage capacity or other multi-benefit opportunities. As shown in **Figure 6-6**, the COLs includes ten lakes named Lakes A through I and Cope Lake, which cover approximately 1,500 acres.

In 2023, Zone 7 completed a pipeline alignment study to evaluate the cost and benefits associated with potential pipeline alignments. The West Alignment was chosen as the preferred alternative due to its shortened route compared to other alternatives, use of an existing access road/recreational trail, and avoidance of construction through the quarries. In 2024, a feasibility study was done, and from 2025-2026, three facilitated brainstorming workshops were conducted to define and develop the project. If approved by the Zone 7 Board, planning efforts over the next few years include preliminary engineering and design, permitting, and obtaining right-of-way easements.

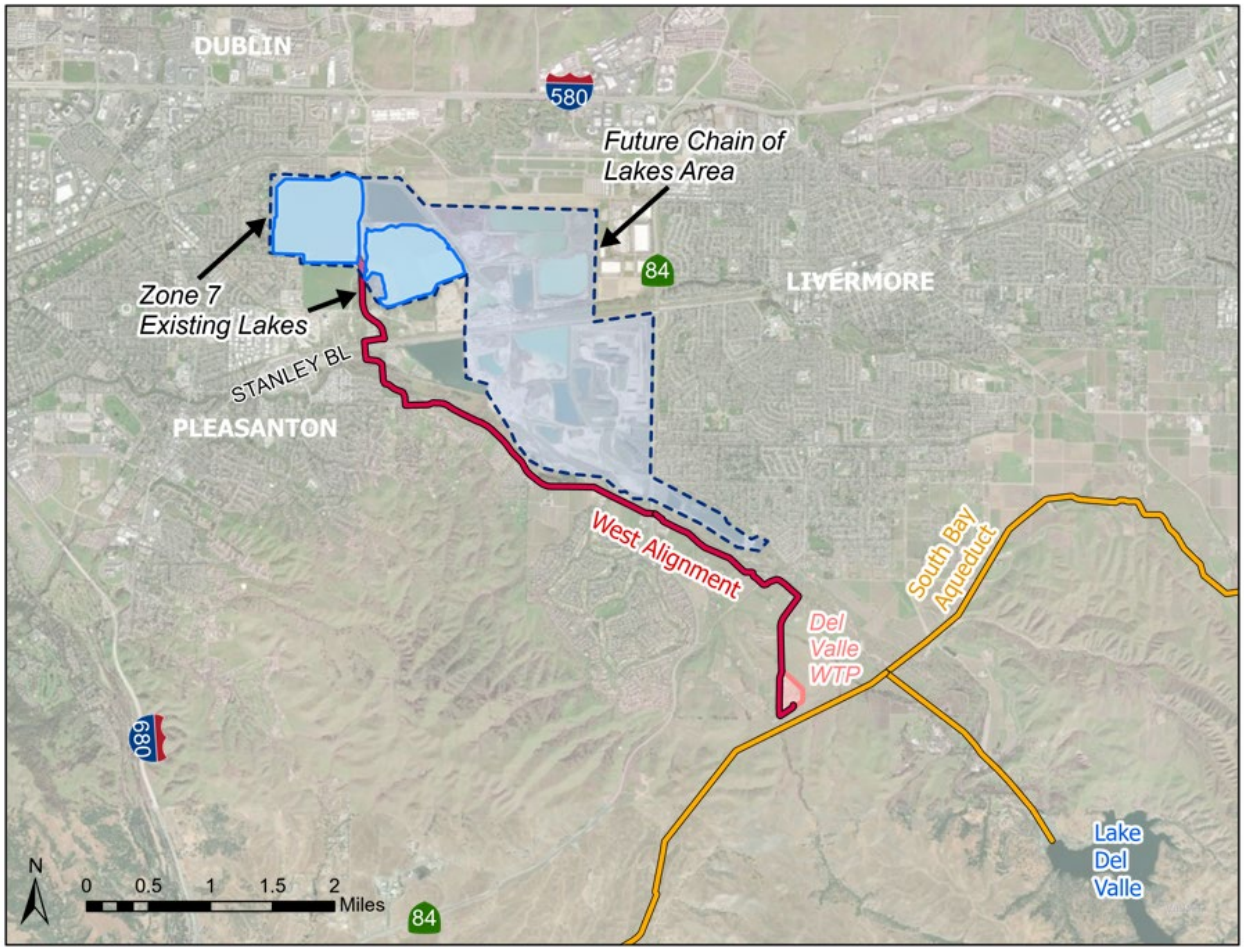


Figure 6-6 Chain of Lakes: Existing and Planned Facilities

6.8.2.2 New Wells

Additional municipal water supply wells could maximize access to existing local storage in the Main Basin during droughts and facility outages. Zone 7's Mocho I well has been out of service since 2019. Zone 7 has since been seeking opportunities to recover groundwater production by adding additional wells to replace Mocho I.

As discussed in **Section 6.2.4**, Zone 7 and Pleasanton are evaluating the feasibility of constructing additional municipal supply wells in the Bernal Subbasin. This Joint Regional Groundwater Wells project would serve both Zone 7 and Pleasanton. The project would enable the City to access its annual GPQ (3,500 AFY) and would expand Zone 7's existing Hopyard Wellfield in the Bernal Subbasin, an area currently outside of the PFAS plume. If successful, the project is expected to improve the region's water supply reliability and drought resilience.

6.9 Summary of Existing and Planned Sources of Water

☑ ***CWC §10631(b)***

Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).

☑ ***CWC §10631(b)(2)***

When multiple sources of water supply are identified, a description of the management of each supply in correlation with the other identified supplies.

☑ ***CWC §10631(b)(4)(D)***

A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the urban water supplier. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

Pleasanton's water supplies consist of potable water purchased from Zone 7, recycled water produced by DSRSD and Livermore, and groundwater pumped by the City. **Table 6-9** summarizes the actual water supply volumes produced in 2025. Groundwater accounted for nearly 0% of Pleasanton's water supplies in 2025, because Pleasanton has had to decommission its existing production wells, as described in **Section 6.2.** As noted in **Table 6-10**, Pleasanton does not reduce salinity in either groundwater or surface water prior to distribution.

With the implementation of the Joint Groundwater Wells Project (see **Section 6.2.4**), Pleasanton expects to begin pumping its full GPQ (3,500 AFY) again, starting in 2030. Purchased water from Zone 7 is expected to increase in the future to meet increased demands, while groundwater and recycled water supplies will stay constant. Pleasanton's total water supply projections are shown in **Table 6-11** in five-year increments through 2050.

Table 6-9 Water Supplies – 2025 Actual (DWR Table 6-8)

Water Supply	Additional Description	2025		
		Water Type	Actual Volume	Total Entitlement
			(AF)	(AF)
Purchased or Imported Water	Zone 7 Wholesale Water	Potable	12,660	--
Groundwater (not desalinated)	Livermore Valley Basin	Potable	3	3,500
Recycled Water	DSRSD RWTF and LWRP	Non-Potable	1,073	--
		Subtotal Potable	12,663	--
		Subtotal non-potable	1,073	--
		Total	**13,736**	**--**

Table 6-10 Source Water Desalination by Urban Water Supplier (DWR Table 6-8 DS)

☒	Checked box indicates Supplier does not reduce salinity in either groundwater or surface water prior to distribution.

Table 6-11 Water Supplies – Projected (DWR Table 6-9)

Water Supply			Projected Water Supply							
			2030		2035		2040		2045	
Water Source	Additional Detail on Water Supply	Water Type	Reasonably Available Volume	Total Entitlement (OPTIONAL)	Reasonably Available Volume	Total Entitlement (OPTIONAL)	Reasonably Available Volume	Total Entitlement (OPTIONAL)	Reasonably Available Volume	Total Entitlement (OPTIONAL)
			(AF)	(AF)	(AF)	(AF)	(AF)	(AF)	(AF)	(AF)
Purchased or Imported Water	Wholesale Water	Potable	11,659	--	12,515	--	13,374	--	14,332	--
Groundwater (Not desalinated)	Livermore Valley Basin	Potable	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Recycled Water	DSRSD RWTF and LWRP	Non-Potable	1,242	--	1,273	--	1,305	--	1,340	--
Subtotal Potable			15,159	3,500	16,015	3,500	16,874	3,500	17,832	3,500
Subtotal Non-potable			1,242	0	1,273	0	1,305	0	1,340	0
Total			16,401	3,500	17,288	3,500	18,178	3,500	19,172	3,500

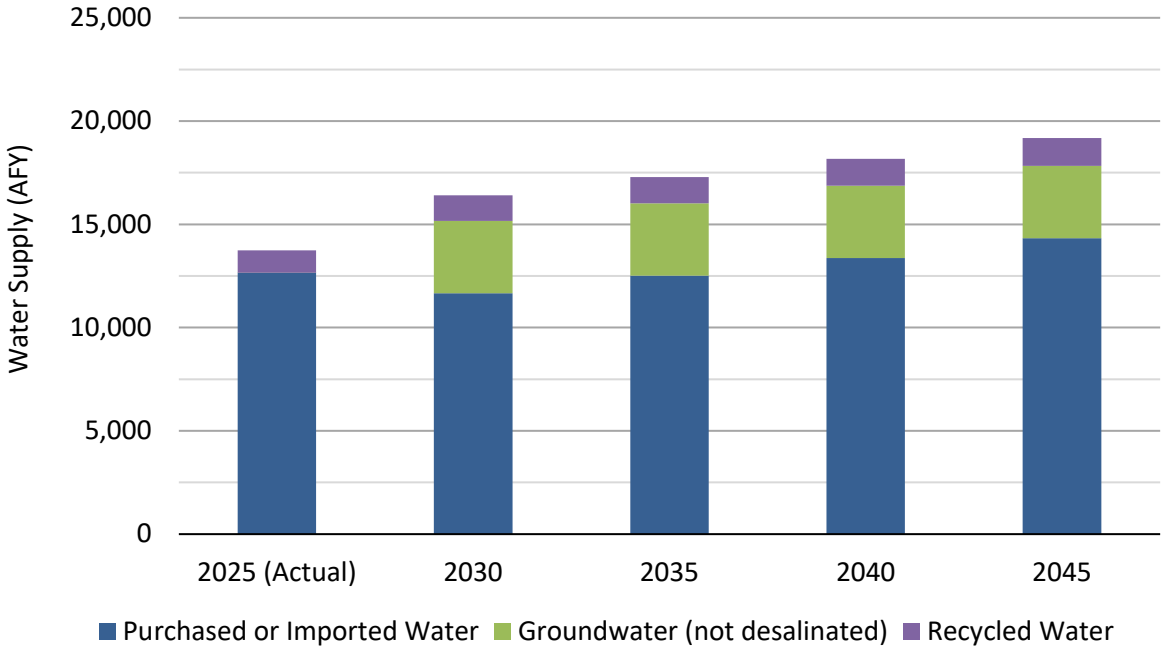


Figure 6-7 Water Supplies – Current and Projected

6.10 Special Conditions

Special conditions related to water supplies (including climate change effects, regulatory conditions and project development) are described in the following subsections.

6.10.1 Climate Change Effects

Pleasanton and its wholesaler, Zone 7, are committed to incorporating climate change into their ongoing water supply planning. **Section 4.7** of this UWMP includes a description of plausible changes to projected demands under climate change conditions.

Since the SWP is the main source of Zone 7's water supplies, climate change impacts to the SWP could significantly impact Zone 7. Supplies derived from the SWP, including Table A deliveries, groundwater (i.e., stored SWP water), and SWP carryover, represent roughly 90% of Zone 7's supplies now and in the future. As described in **Section 6.1.2.1.2**, the scenarios in the Draft 2025 DCR that were used for this UWMP account for climate change impacts based on 2043 emissions level and 15 centimeter (cm) sea level rise; therefore, these impacts have been incorporated into Zone 7's water supply planning efforts.

In the 2022 WSE Update, Zone 7 evaluated the impacts of climate change on its water supplies (SWP, Arroyo Valle, Main Basin) using a conservative risk-based analysis. As downscaling of climate change data is further refined, the City will incorporate local climate change impacts in future UWMPs and other planning efforts.

6.10.2 Regulatory Conditions and Project Development

Pleasanton currently plans to develop new wells in partnership with Zone 7 as described in **Section 6.2.4**. This project is in response to PFAS detections and the subsequent decommissioning of Pleasanton's production wells. With the EPA's recent adoption of MCLs for several PFAS compounds, this project is particularly important for meeting water quality standards and maintaining the City's access to safe and reliable water supply.

6.11 Energy Intensity

☑ ***CWC §10631.2***

(a) In addition to the requirements of Section 10631, an urban water management plan shall include any of the following information that the urban water supplier can readily obtain:
(1) An estimate of the amount of energy used to extract or divert water supplies.
(2) An estimate of the amount of energy used to convey water supplies to the water treatment plants or distribution systems.
(3) An estimate of the amount of energy used to treat water supplies.
(4) An estimate of the amount of energy used to distribute water supplies through its distribution systems.
(5) An estimate of the amount of energy used for treated water supplies in comparison to the amount used for nontreated water supplies.
(6) An estimate of the amount of energy used to place water into or withdraw from storage.
(7) Any other energy-related information the urban water supplier deems appropriate.
(b) The department shall include in its guidance for the preparation of urban water management plans a methodology for the voluntary calculation or estimation of the energy intensity of urban water systems. The department may consider studies and calculations conducted by the Public Utilities Commission in developing the methodology.
(c) The Legislature finds and declares that energy use is only one factor in water supply planning and shall not be considered independently of other factors.

This section presents the City's energy intensity related to the extent that the information is available, in accordance with CWC §10631.2(a). Energy intensity is the amount of energy used on a systemwide basis over a one-year period to take water from the location where a supplier acquires the water to its point of delivery. For Pleasanton, this metric includes energy used to treat groundwater (when local wells are in use), pump, and distribute the City's water supply within the system it owns and operates. This metric does not include the energy used by Zone 7 to convey and treat raw water and/or to deliver treated potable water to the City.

Assessing energy intensity can help to inform water supply management and system operation strategies, such as:

- Identifying opportunities to reduce operational costs of water delivery by reducing energy use;
- Calculating energy savings and greenhouse gas emissions reductions associated with water conservation programs;
- Identifying potential opportunities for receiving energy efficiency funding for water conservation programs;
- Informing climate change mitigation strategies; and
- Benchmarking energy use at each water acquisition and delivery step and comparing energy use among similar agencies.

Energy intensity is reported as kilowatt-hours (kWh) per unit of water delivered. **Table 6-12** shows Pleasanton's emergency intensity for potable water in 2025.

Table 6-12 Recommended Energy Reporting: Single Delivery Product, Total Utility Approach (DWR Table O-1B)

Water Delivery Product	Retail Potable Deliveries	Only for Water Delivery Products Under Pleasanton's Operational Control		
Start Date of Reporting Period	1/1/2025	Sum of All Water Management Processes	Non-Consequential Hydropower	
End Date of Reporting Period	12/31/2025			
Is upstream embedded energy in the values reported?	No			
Units of Measure for Water	AF	Total Utility	Hydropower	Net Utility
Volume of Water Entering Process (AF)		12,663		12,663
Energy Consumed (kWh)		1,238,681		1,238,681
Energy Intensity (kWh/volume converted to MG)		300		300
Quantity of Self-Generated Renewable Energy				
100,883	kWh			
Data Quality (Estimate, Metered Data, Combination of Estimates and Metered Data)				
Metered Data				
Data Quality Narrative:				
Data is provided by the City from flow meters in the water distribution system and electric meters at its water facilities				
Narrative:				
Water management processes consuming energy include distribution/pumping, storage tank operations and groundwater pumping and treatment. At one of its wells, the City has photovoltaic solar panels that generate renewable energy. The amount of energy that Zone 7 requires to treat raw water and deliver potable water to the City is excluded from this table.				

As discussed in **Section 6.5**, the City owns and manages its sewage collection system and transports the sewer flow to wastewater treatment plants owned and operated by DSRSD and Livermore. Pleasanton also operates its recycled water distribution system, which has two facilities with significant energy requirements: the Tassajara Storage Tank and the recycled water pump station at Ken Mercer Sports Park. **Table 6-13** shows the energy intensity associated with the City's wastewater and recycled water services (excluding treatment) in 2025.

Table 6-13 Recommended Energy Reporting: Wastewater and Recycled Water (DWR Table O-2)

Start Date of Reporting Period	1/1/2025	**Only for Water Delivery Products Under Pleasanton's Operational Control**			
End Date of Reporting Period	12/31/2025				
Is upstream embedded energy in the values reported?	No	**Water Management Process**			
Units of Measure for Water	AF	Collection / Conveyance	Treatment	Discharge / Distribution	Total
Volume of Wastewater Entering Process (AF)		6,722	--	--	6,722
Wastewater Energy Consumed (kWh)		369,242	--	--	369,242
Wastewater Energy Intensity (kWh/volume converted to MG)		**169**	**0**	**0**	**169**
Volume of Recycled Water Entering Process (AF)		--	--	1,073	1,073
Recycled Water Energy Consumed (kWh)		--	--	120,157	120,157
Recycled Water Energy Intensity (kWh/volume converted to MG)		**0**	**0**	**344**	**344**
Quantity of Self-Generated Renewable Energy related to recycled water and wastewater operations					
0	kWh				
Data Quality					
Metered Data					
Data Quality Narrative:					
Data is provided by the City from flow meters in the water distribution system and electric meters at its water facilities					
Narrative:					
Pleasanton operates its own wastewater collection system and recycled water distribution system but does not provide treatment.					

7 WATER SUPPLY RELIABILITY ASSESSMENT

☑ ***CWC §10620 (f)***

An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.

☑ ***CWC §10630.5***

Each plan shall include a simple lay description of how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan.

This section describes the City's water service reliability under various hydrologic conditions, including a severe drought for the next five years. The City's existing and planned water management tools for increasing water supply reliability are also addressed. Responses to actual water shortage conditions are detailed in **Section 8** of this plan.

The reliability of the City's potable water supply is largely dependent upon its water supply from Zone 7 and Zone 7's water supply reliability policy. On October 17, 2012, the Zone 7 Board approved a revised Water Supply Reliability Policy (Resolution No. 13-4230), which adopts the following level of service goals to guide the management of Zone 7's treated water (also referred to as M&I) supplies and its Capital Improvement Program (CIP):

- **Goal 1**: Zone 7 will meet its treated water customers' water supply needs, in accordance with Zone 7's most current Contracts for M&I Water Supply, including existing and projected demands as specified in Zone 7's most recent UWMP, during normal, average, and drought conditions, as follows:
  - At least 85% of M&I water demands 99% of the time
  - 100% of M&I water demands 90% of the time
- **Goal 2:** Provide sufficient treated water production capacity and infrastructure to meet at least 80% of the maximum month M&I contractual demands should any one of Zone 7's major supply, production, or transmission facilities experience an extended unplanned outage of at least one week.

To evaluate water service reliability, Zone 7 developed an advanced water supply management model for the 2022 WSE Update, which superseded the previous spreadsheet-based model developed for the 2019 WSE Update. The model is implemented in RiverWare and simulates Zone 7's updated demand, integrated supply, storage, conveyance, treatment, and groundwater operations on a monthly time step, allowing the analysis to reflect seasonal patterns, operational constraints, water rights, and year-to-year carryover storage behavior. Hydrologic uncertainty is represented using the Index Sequential Method, which generates multiple hydrologic "traces" by shifting through the historical record so that wet, average, and dry sequences (including multi-year droughts) are preserved while providing many plausible future sequences for evaluation. The historical hydrologic inputs (e.g., SWP availability and local hydrology proxies) are adjusted to account for climate change impacts and aging infrastructure in the SWP. Each trace is simulated across the full planning horizon (2025-2050). In this modeling effort, Zone 7 defines operating rules that represent how the system is managed as different supply sources come online or go offline—this includes priorities for use of SWP deliveries, local surface water, groundwater pumping, storage drawdown and refill targets, and use of banking and transfers—along with key physical constraints (e.g., conveyance capacities, treatment limits, pumping limits, and storage capacities). For this 2025

UWMP, the results are presented in DWR's required tables, listing the supply availability and potential shortages under normal, single dry, and multi dry year periods from 2025 to 2050.

7.1 Constraints on Water Sources

This section discusses the constraints on Pleasanton's potable water supply from Zone 7 and the recycled water supply that it produces. Strategies for managing the risks associated with each supply are also discussed.

7.1.1 Purchased Water Supply from Zone 7

One of the main limitations of Zone 7's water system is the lack of interties. All of Zone 7's imported water supplies are conveyed through the Delta and the SBA; Arroyo Valle water is also conveyed through the SBA. Zone 7 has been working closely with DWR, VW, and ACWD to improve the reliability of the SBA. Between 2003 and 2012, DWR made improvements to the SBA within Zone 7's service area to increase capacity and improve reliability. The work included a new pump station (180 cubic feet per second (cfs)), inline reservoir (500 AF) and increased the canal carrying capacity to 380 cfs. As part of this project, Zone 7 had an emergency slide gate installed to maintain service in the event of a pipeline rupture downstream. Zone 7 will continue coordinating with DWR and South Bay Contractors to improve the reliability of the entire SBA system

In addition, Zone 7 is pursuing the following projects to diversify its conveyance options:

- **Reliability Intertie** – Zone 7 is also planning for the construction of a reliability intertie with another major water agency that would provide an alternative means of conveying water to Zone 7's service area when the Delta and/or the SBA undergo an outage. For example, an intertie with EBMUD could convey treated water supply to the western portion of Zone 7's service area.
- **Chain of Lakes Conveyance System** – This project would allow for access to water stored in the COLs as an alternative local water supply; water would be accessible to the Del Valle Water Treatment Plant (WTP) via one of the SBA turnouts.

7.1.1.1 SWP Supplies

Constraints on the SWP water supplies, including Delta conveyance, water quality, and SBA conveyance are discussed below.

7.1.1.1.1 Delta Conveyance

Zone 7's long-term contract with DWR for SWP supply provides Zone 7 access to Table A water, Article 56c carryover water, and Article 21 water. As a SWC, Zone 7 can use SWP facilities to convey water transfers or exchanges of SWP water (from another contractor) or from another water agency outside of the SWP system. SWP water moves through the Delta before it is conveyed by the California Aqueduct and the SBA to Zone 7's water facilities.

The instability of the aging levees in the Delta (including their vulnerability to seismic events and climate change, further discussed in **Section 7.1.5**), regulatory uncertainty, water quality issues such as saltwater intrusion, and the impacts of climate change on water supply (such as reduced snowpack, altered runoff timing, and increased drought frequency), along with the declining health of the Delta ecosystem, all challenge the long-term reliability of the SWP and, more generally, the Delta's water conveyance capability. These issues directly challenge the Tri-Valley's long-term water supply reliability since a majority of Zone 7's water supply is and will continue to be tied to the Delta and SWP system. Zone 7's 2025 UWMP discusses additional current and future constraints on Delta conveyance, including

regulatory constraints from the Coordinated Operations Agreement; operational constraints due to the Endangered Species Act; emergency management constraints necessary to prepare for potential Delta outages or interruptions from floods, earthquakes, and other risks; and impacts from subsidence.

Further, Zone 7 and other SWCs are currently working with DWR and other key stakeholders to address the many complex issues undermining the Delta through the proposed DCP, as discussed in **Section 6.8.1.1**. The proposed new diversion structure in the northern Delta provides alternative intakes in case the Delta is affected by an earthquake, levee failure, or some other catastrophic event that impacts water quality and prevents pumping from the Delta. The DCP would also provide alternative intakes that could be used to minimize harm to endangered and threatened species in the Delta. DWR is working closely with regulatory and natural resource agencies to address regulatory uncertainty and protect the Delta ecosystem using an adaptive management framework based on the best available science. With these benefits, the DCP is expected to significantly alleviate constraints on SWP operation and provide more water supply reliability.

7.1.1.1.2 Water Quality

Until the DCP is constructed and operational, there continues to be water quality concerns associated with transport through the Delta. In 1982, DWR formed the Interagency Delta Health Aspects Monitoring Program to monitor water quality in the Delta and protect human health. The program was renamed the Municipal Water Quality Investigations Program in 1990. From a municipal water supply perspective, water quality issues in the Delta are associated with salinity from seawater intrusion, wastewater effluent discharges, agricultural drainages from the island surfaces, and recreational activities. Water quality issues of specific concern to Zone 7 are:

- **Algal byproducts:** Parameters of concern include compounds that cause taste-and-odor (T&O) and algal toxins. T&O is primarily a problem in the warmer months, when algal blooms may be present. It can affect supplies from the Delta and from Lake Del Valle (which stores SWP water). Algae produce geosmin and 2-methylisoborneol, which are key T&O-causing compounds in surface water supply. Algal toxins derived from blue-green algae can also be a concern. Zone 7's ozonation facilities (installed at DVWTP and Patterson Pass Water Treatment Plant [PPWTP]) effectively treat algal byproducts. Without ozonation, high levels of algal byproducts in both Delta and Lake Del Valle supplies may necessitate temporarily switching to groundwater supplies; blending of sources is also an option depending on the source of algal byproducts and severity.
- **Total and dissolved organic carbon (TOC/DOC):** Zone 7 treats organic carbon with coagulant and disinfectant chemicals, and therefore higher levels of organic carbon increase costs. In addition, TOC and DOC help form disinfection byproducts (DBPs), which are regulated compounds in drinking water. Historically, Zone 7's WTPs have managed high TOC/DOC by increasing coagulant dosages. However, this operational change results in greater sludge production and limits plant production. The use of ozone reduces coagulant and chlorine demands, thus reducing typical chlorination DBPs; however, formation of ozonation DBPs, such as bromate, will need to be controlled.
- **Turbidity:** Like TOC/DOC, turbidity affects the amount of chemicals used in treatment and Zone 7's ability to meet drinking water standards. It can also reduce the production capacities of Zone 7's WTPs, requiring increased groundwater production under high demands. Coagulant dosages can be adjusted to address high turbidity (which can happen after big storms), but if filters require more frequent backwashing, then production may decrease.
- **Salinity or Total Dissolved Solids (TDS):** Salinity has significant impacts on SWP operations and the availability of water. To meet the salinity objectives in the Delta, water exports from

the Delta may be restricted, reducing the amount of water supply available during certain times of the year. Salinity intrusion can be a problem during dry years, when there is insufficient freshwater to repel salinity. Sea level rise due to climate change is also expected to increase salinity in the Delta. Finally, levee breaks due to earthquakes and other factors would result in significant saltwater intrusion from the Bay as water floods affected islands that are below sea level in the Delta.

- **Algal blooms:** In addition to T&O and the threat of algal toxins, algal blooms can significantly degrade filter performance through clogging. Filter clogging reduces plant production capacities and could require supplemental groundwater use.

As noted above, Zone 7 has state-of-the-art ozonation facilities at the DVWTP and PPWTP. Ozonation improves treatment of T&O, TOC/DOC, turbidity, and algal blooms and significantly increases the surface water system's reliability.

In 2008, the SBA contractors (Valley Water, ACWD, and Zone 7) developed the SBA Watershed Protection Program to protect water quality once the water from the Delta reaches the SBA. The primary objectives of the SBA Watershed Protection Program include developing a Watershed Management Program for the SBA system, including Lake Del Valle and Bethany Reservoir, and protecting local drinking water and water resources from identified contaminant sources (e.g., septic tanks) for urban, agricultural, recreational, and environmental uses.

Additional information on Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary (Bay-Delta Plan) is included in the Zone 7 2025 UWMP.

7.1.1.1.3 SBA Conveyance

A limitation of Zone 7's water supply system is its dependence on the SBA. All of Zone 7's imported water supplies are conveyed through the Delta and the SBA; Arroyo Valle water is also conveyed through the SBA. Zone 7 has continuously worked with DWR, Valley Water, and ACWD to improve the reliability of the SBA. Between 2003 and 2012, DWR made improvements to the SBA within Zone 7's service area to increase capacity and improve reliability. The work included building a new pump station (180 cfs) and Dyer reservoir (500 AF) and increasing the canal carrying capacity to 350 cfs. As part of this project, DWR installed an emergency slide gate to maintain service to Zone 7 in the event of a pipeline rupture downstream. Zone 7 will continue coordinating with DWR and the other SBA contractors to improve reliability of the entire SBA system.

A recent possible threat to Zone 7's primary water supply emerged in 2024 when DWR discovered Golden Mussels in the Delta. Since then, these organisms have proliferated throughout the SWP system as far away as southern California. This species, which is more resilient than the previously discovered Zebra Mussel, has the potential to clog water systems by settling and growing in pipes, valves, pumps, gates, canals or any other surface suitable for settling. Individual specimens have been found in the SBA, but colonies have not yet been confirmed. DWR, in collaboration with DFW, is developing a Golden Mussel management plan including chemical injection, UV radiation and physical removal at critical facilities. Experts have stated that it is unlikely that this invasive species can be fully eradicated, but measures can be taken to minimize their impact. Zone 7 is carefully monitoring the situation and is taking precautions to avoid disruption to its water supply. Zone 7 is also obtaining guidance from DFW on developing a Golden Mussel control plan.

In addition, Zone 7 is pursuing the COLCS project to reduce its reliance on the SBA. This project would allow for access to water stored in the COLs as an alternative local water supply and storage source; water would be pumped to DVWTP for use.

7.1.1.2 Groundwater

Refer to **Section 7.1.2** for constraints on groundwater supplied by Zone 7 and the City.

7.1.1.3 Arroyo Valle and Lake Del Valle

ACWD and Zone 7 both have water rights to divert water from the Arroyo Valle. This water is captured and stored in Lake Del Valle, which is owned and operated by DWR. DWR utilizes Lake Del Valle for flood control, water supply, and recreation. Typically, DWR lowers the lake elevation after Labor Day, allowing Zone 7 and ACWD to put runoff from the Arroyo Valle to beneficial use. In the summer months, lake elevations are raised for recreational purposes. Historically, access to Zone 7's stored water in Lake Del Valle has not been problematic, unless there is an outage on the Del Valle Branch pipeline. Zone 7 closely coordinates use of Arroyo Valle water with both ACWD and DWR.

Water collected from the local watershed is protected under the SBA Watershed Protection Program Plan. In general, the water quality of Arroyo Valle runoff is good and does not affect the reliability of this water supply; however, as noted above, T&O can also affect supplies from Lake Del Valle. Zone 7 treats T&O using ozonation, although a switch to groundwater supplies is sometimes necessary under excessive levels of T&O compounds. Algal blooms in the lake can also reduce production capacities, though adding ozonation at DVWTP and PPWTP has significantly reduced the impact.

7.1.1.4 Local Storage

Constraints for Zone 7's existing local storage options, the Main Basin and Lake Del Valle, are discussed in **Sections 7.1.2** and **7.1.1.3**, respectively. The COLCS project, once constructed, will increase Zone 7's local storage. Currently, Zone 7 is planning to construct the project using the two lakes that are available, Lake I and Cope Lake. These lakes will provide additional local storage in the near term. However, the transfer dates for the remaining lakes are uncertain, as the timing of gravel mining operations and reclamation is not yet known, and a full transition may extend through 2060. Zone 7 continues to work closely with mining companies and quarry operators to coordinate planning efforts. Through this project, Zone 7 can enhance its use of the available lakes during the interim period before all lakes are transferred to Zone 7's ownership.

7.1.1.5 Non-Local Storage

Access to banked water in Semitropic and Cawelo, which are both downstream of Zone 7, requires exchange(s) with other SWCs located south of Kern County (e.g., Metropolitan Water District of Southern California). There must be sufficient water flowing through the Delta and California Aqueduct system to facilitate these exchanges, which could be challenging during a drought. Furthermore, the banked water must be conveyed through the Delta, rendering this supply susceptible to the Delta disruptions described in **Section 7.1.1.1.1**.

During the 2020-2022 drought, access to banked water became uncertain because of the historically low Table A allocation (leading to minimal amounts of water moving through the SWP) and the potential cessation of pumping in the Delta to control salinity intrusion. DWR was able to manage salinity so that Delta pumping could continue, and with coordination among stakeholders including Zone 7, DWR prioritized the delivery of banked water to Zone 7 and other SBA contractors. Ultimately, despite severe drought conditions in 2021 and 2022 and historic low 5% SWP allocation, Zone 7 was able to successfully recover 20,000 AF from both groundwater banks. Between 2020 and 2022, Zone 7 recovered approximately 21,000 AF from non-local storage.

Zone 7 will continue to coordinate closely with DWR, other SWCs, Semitropic, and Cawelo to ensure the future reliability of the banked water supplies. Zone 7 will also continue to pursue new non-local groundwater banking opportunities.

Additionally, some of Semitropic's wells are contaminated with arsenic and trichloropropane. This is currently being managed through treatment before the affected groundwater is pumped into the California Aqueduct. The DWR Facilitation Group established arsenic criteria for this "pump-in" to mitigate any impacts to the downstream SWCs. Semitropic and the banking partners have developed a coordination process for discussing arsenic treatment. While the presence of arsenic in the Semitropic groundwater bank may increase the cost of this water storage option, it is not likely to affect overall reliability levels.

7.1.1.6 Water Exchanges and Transfers

Transfer water can be used to supplement Zone 7's existing water supplies. Advantages of water transfers include: 1) they can be pursued as needed in any given year and 2) they do not require new infrastructure. Annual water transfers are subject to water market conditions. Generally, water transfers are less expensive in wet years when extra water is available and more expensive in dry years when extra water is scarce. One strategy Zone 7 could utilize is purchasing more water during wet years at a lower cost to store for later use in dry years. Zone 7 continues to pursue and evaluate water transfer opportunities in the Bay Area and statewide.

7.1.2 Groundwater

Section 6.2 details the issues affecting Zone 7's use of the Main Basin, specifically water quality management and prevention of overdraft.

Zone 7 is actively implementing its SNMP. Basin salt levels are being addressed primarily through groundwater pumping and demineralization using the MGDP in the Mocho Wellfield. Simultaneously, the Basin is being recharged with water containing low salt concentrations. The facility allows for the export of concentrated minerals or salts from the Main Basin while improving the water quality of treated water. The MGDP is expected to be offline from 2026 to 2028 while a new PFAS treatment facility is constructed at the Mocho Wellfield. Zone 7 will continue its Basin management under the SNMP while the facility is down.

PFAS have been detected above the EPA's proposed MCLs and the Response and Notification Levels established by DDW in several of Zone 7's wellfields. Zone 7 is managing PFAS under its PFAS management strategy by monitoring contaminant levels, blending and treating groundwater, and diversifying groundwater resources. Zone 7 is planning a dedicated Mocho PFAS Treatment Plant at the existing Mocho Well 3 facility. This facility, which will be Zone 7's third PFAS treatment project following the Stoneridge and COLs PFAS plants, will use ion exchange technology to remove PFAS from Mocho Wellfield groundwater and restore production reliability. Planning, environmental review, and funding efforts are underway, with design anticipated in 2026 and construction expected to follow. Zone 7 continues to meet water quality standards and is currently meeting the PFAS MCLs ahead of the EPA's deadline.

While Zone 7 has several groundwater wells with naturally occurring hexavalent chromium (Cr(VI)) concentrations, the levels have been below the current MCL, 50 micrograms per liter (µg/L) MCL. On October 1, 2024, the SWRCB reduced the Cr(VI) MCL to 10 µg/L, effective October 1, 2026. Zone 7 has detected Cr(VI) at levels near the upcoming 10 µg/L MCL at several wells and continues to monitor groundwater for Cr(VI) and research treatment options if necessary for elevated concentrations. Zone 7 is currently delivering treated groundwater with Cr(VI) concentrations below the upcoming 10 µg/L MCL.

Zone 7 continues to study the groundwater basin and utilize new tools (e.g., a recently improved groundwater model) to better understand the volumes of groundwater extraction possible under various Basin conditions while maintaining groundwater elevations above the historic-low groundwater elevations that have been reached in certain portions of the Main Basin ("historic lows"). Zone 7 also plans to augment its ability to recharge the Main Basin (e.g., through the COLs) to increase local storage and allow for more pumping when necessary. Recharging the Main Basin will improve both water supply reliability and salt management. Zone 7 is evaluating opportunities to construct and operate an additional demineralization facility to continue to decrease the salt content of the Main Basin.

Finally, the City and Zone 7 are advancing the Joint Groundwater Wells Study to evaluate the feasibility of adding new municipal production wells in the Bernal Subbasin. The goal of these additional wells is to increase groundwater production capacity, enhance drought resiliency, and provide greater operational flexibility in managing groundwater sustainability during extended droughts or surface water supply constraints.

The City has a GPQ of 3,500 AFY from the Main Basin, which comprises approximately 20% of its water supply. The City may also carry-over any unused portion of its annual GPQ up to a total of 700 AF. The successful completion of the Joint Groundwater Wells project will allow the City to once again pump its full GPQ and reduce the risk of future PFAS contamination. Zone 7 established GPQs for the Main Basin based on the natural sustainable yield. As such, the City's groundwater supply from its GPQ is considered reliable under all hydrologic conditions.

7.1.3 Recycled Water

The recycled water that the City receives comes from DSRSD's RWTF and the LWRP, which are described in **Section 6.5.2**. Both facilities produce Title 22 disinfected tertiary recycled water. The City anticipates no significant changes to the land uses in either DSRSD's or Livermore's wastewater service area; therefore, it does not anticipate any changes to the quality of the wastewater effluent used to produce recycled water. The City does not expect recycled water quality issues to impact its ability to reliably deliver recycled water to its customers.

On March 25, 2019, DERWA found that it cannot meet the combined peak demands and projected demands of its member agencies (DSRSD and EBMUD) and its retailer, Pleasanton. DERWA approved Resolution No. 19-3 (**Appendix E**) requesting that its member agencies take action to reduce recycled water demands and implement a connection moratorium. As discussed in **Sections 6.5.2** and **6.5.4**, the City maintains the first right to use the secondary effluent produced from wastewater originating from the City's wastewater collection system for recycling. As of 2023, the City also owns the treatment capacity rights of up to 2.7 MGD of recycled water from DSRSD's RWTF While the City's recycled water supply is limited by the secondary wastewater effluent from its service area and the treatment capacity of DSRSD's RTWF, this supply is expected to meet the City's current and projected recycled water demands.

7.1.4 Water Quality

☑ ***CWC §10634***

The plan shall include information, to the extent practicable, relating to the quality of existing sources of water available to the supplier over the same five-year increments as described in subdivision (a) of Section 10631, and the manner in which water quality affects water management strategies and supply reliability.

Impaired water quality also has the potential to affect water supply reliability. Pleasanton has and will continue to meet all state and federal water quality regulations. All drinking water standards are set by the EPA under the authorization of the Federal Safe Drinking Water Act of 1974. In California, the SWRCB's

DDW can either adopt the EPA standards or set more stringent standards, which are then codified in Title 22 of the CCR. There are two general types of drinking water standards:

- **Primary MCLs**: health protective standards established using a very conservative risk-based approach for each constituent that considers potential health effects, detectability and treatability, and treatment costs. PWSs may not serve water that exceeds Primary MCLs for any constituent.
- **Secondary MCLs**: standards based on the aesthetic qualities of the water such as taste, odor, color, and certain mineral content, and are considered limits for constituents that may affect consumer acceptance of the water.

Pleasanton and Zone 7 routinely monitor water quality in wells and treatment facilities, and the City routinely monitors water quality in the distribution system to ensure that water delivered to customers meets these drinking water standards. The results of this testing are reported to DDW following each test and are summarized annually in Water Quality Reports (also known as "Consumer Confidence Reports"), which are provided to customers electronically/ by mail and made available on Pleasanton's website:

https://www.cityofpleasantonca.gov/our-government/pleasanton-water/water-quality-safety/.

Although there is the potential for some regulated constituents to be present in source water, as documented in the Water Quality Reports, Pleasanton and Zone 7's monitoring, management, and treatment result in delivering high quality drinking water that meets all drinking water standards. Pleasanton and Zone 7 tracks changes in constituent concentrations to proactively address water quality issues before they impact supply reliability. If water quality constituents are detected in source water at concentrations requiring treatment, Pleasanton and Zone 7 can implement appropriate treatment. Further, as part of the siting process for all new wells, Pleasanton evaluates the presence of groundwater contamination and avoids placing wells in areas of known contamination.

Additional water quality discussion specifically on purchased or imported water is provided in **Section 7.1.1.1.2** and on groundwater in **Section 7.1.2**. Given Pleasanton and Zone 7's proactive monitoring and management of water quality in its source water supplies, water quality is not expected to impact the reliability of Pleasanton and Zone's available supplies within the planning horizon (i.e., through 2045).

7.1.5 Climate Change

☑ ***CWC §10631 (b) (1)***

…For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.

Section 6.10.1 provides a summary of potential climate change impacts on supplies that Zone 7 has considered when evaluating water supply availability and reliability. As discussed, Zone 7 is actively working to further quantify and consider future climate change impacts as part of its ongoing supply and operations planning. Zone 7's 2025 UWMP provides additional details on how climate change effects were incorporated into the reliability modeling of Zone 7's SWP supplies and discusses DWR efforts to reduce climate change impacts on the SWP.

7.2 Reliability by Type of Year

☑ ***CWC §10631 (b)***

Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following:

☑ ***CWC §10631 (b)(1)***

A detailed discussion of anticipated supply availability under a normal water year, single dry year, and droughts lasting at least five years, as well as more frequent and severe periods of drought, as described in the drought risk assessment. For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.

☑ ***CWC §10635 (a)***

Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.

The City's potable water supply reliability and vulnerability are directly related to seasonal and climatic shortages that impact Zone 7's water supplies. The quantity available from different supply sources varies annually depending on hydrologic conditions. Consequently, Zone 7 reviewed historical data and developed a projected yield for each water supply source (including the Main Basin) under three conditions: (1) normal water year, (2) single dry year, and (3) five-consecutive-year drought. Each condition is defined as follows:

- A normal hydrologic year represents the water supplies available under normal conditions; Zone 7 uses the median outcome at demand year 2045 based on the index sequential method modeling;
- A single dry year represents the lowest available water supply, which was chosen to be the driest year in the historical record, 1977; and
- A five-consecutive year drought represents the driest five-year period in the historical record. Selection of the design drought corresponds with the driest five-year sequence on record, 1987-1991.

Zone 7's water supply reliability is used to represent the City's available supplies during the above hydrologic conditions. In its 2025 UWMP, Zone 7 provides a basis of water year data table (DWR Table 7-1) for each of its water supply sources. For simplicity, this plan leaves DWR Table 7-1 blank (**Table 7-1**) and summarizes Zone 7's base year information and water supply availability in **Table 7-2** and **Table 7-3**, respectively.

Table 7-1 Basis of Water Year Data (Reliability Assessment) (DWR Table 7-1)

	Available Supplies if Year Type Repeats	
	☒	Checked box indicates quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location: **Table 7-2** and **Table 7-3**

Table 7-2 Basis of Water Year Data for Zone 7 Supplies

Water Source (a)	Normal Year	Single Dry Year	Multi-Year Drought				
			Year 1	Year 2	Year 3	Year 4	Year 5
SWP – Table A	1922-2021 Median	1977	1987	1988	1989	1990	1991
SWP – Carryover	1922-2021 Median	1977	1987	1988	1989	1990	1991
Water Transfers	1922-2021 Median	1977	1987	1988	1989	1990	1991
Arroyo Valle	1922-2021 Median	1977	1987	1988	1989	1990	1991
Sites Reservoir	1922-2021 Median	1977	1987	1988	1989	1990	1991
From Storage							
Main Basin	1922-2021 Median	1977	1987	1988	1989	1990	1991
Non-Local Storage Programs (b)	1922-2021 Median	1977	1987	1988	1989	1990	1991
Chain of Lakes	1922-2021 Median	1977	1987	1988	1989	1990	1991

NOTES:
(a) This table is based on Zone 7's 2025 UWMP (Section 7.2 and Tables 7-1 to 7-9), where the reliability of each water supply source is discussed.
(b) Non-local storage programs include storage in Semitropic and Cawelo, as well as other future programs.

Table 7-3 Zone 7's Water Supply Volume Available

Water Source(a)	Normal Year	Single Dry Year	Multi-Year Drought				
			Year 1	Year 2	Year 3	Year 4	Year 5
	(AF)	(AF)	(AF)	(AF)	(AF)	(AF)	(AF)
SWP – Table A (b)	36,574	1,229	9,303	7,961	32,793	4,897	5,185
SWP – Carryover (c)	10,000	10,000	10,000	8,858	8,864	6,802	0
Water Transfers (d)	0	0	0	0	0	0	0
Arroyo Valle	4,000	4,000	4,000	209	258	60	4,381
Sites Reservoir(e)	2,185	10,511	8,909	12,085	1,834	214	755
From Storage							
Main Basin(f)	30,000	30,000	30,000	30,000	30,000	30,000	24,343
Non-Local Storage Programs(g)	19,741	16,600	16,600	16,600	19,268	16,600	9,448
Chain of Lakes(h)	11,700	11,700	11,700	14,586	13,868	0	0
Total	**114,200**	**84,040**	**90,512**	**90,299**	**106,885**	**58,573**	**44,112**
Percent of Normal	**100%**	**74%**	**79%**	**79%**	**94%**	**51%**	**39%**

NOTES:

(a) This table is based on Zone 7's 2025 UWMP (Section 7.2 and Tables 7-1 to 7-9), where the reliability of each water supply source is discussed.

(b) Based on DWR's modeling of SWP availability in the Draft 2025 DCR. Zone 7 applied the hydrologic time series from the DCR's 2043 50% level-of-concern to model the reliability of its Table A allocations.

(c) Zone 7's operational target is typically 10,000 AF for normal years.

(d) Beyond 2035, Zone 7 assumes that zero transfers will be available, and therefore, the values in this table are zero.

(e) Supplies from Sites Reservoir are assumed to be available by 2035.

(f) These are estimated available supplies, not necessarily what would be pumped. Zone 7's typical operational target is around 5,000 AFY for normal years.

(g) Includes available supplies from Semitropic and Cawelo Water Districts, as well as other future supply programs. Zone 7 does not typically use these available supplies during normal years.

(h) The Chain of Lakes Conveyance System, which provides access to water stored in the Chain of Lakes (COLs), is assumed to be completed around 2035. During the five-year drought, the operational storage in COLs is depleted by years four and five.

7.3 Supply and Demand Assessment

☑ ***CWC §10635(a)***

Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.

This section presents comparisons of projected water supplies and demands from 2025 through 2045 under the following hydrologic conditions: normal year, single dry year, and five consecutive dry years. The City's projected demands are presented in **Section 4**, while supply sources are described in **Section 6**. Unless otherwise noted, it is assumed demand projections will not change with hydrologic conditions. In other words, demands are assumed to be unconstrained unless they are limited by available supplies.

7.3.1 Normal Year Supply and Demand Assessment

The City's normal year supplies include:

- Purchased supplies from Zone 7
- 3,500 AFY of groundwater pumped by the City from the Main Basin
- Up to 1,340 AFY of recycled water

Based on the reliability assessment in the 2025 UWMP, Zone 7 predicts they can meet all retailer demands during a normal year. Therefore, **Table 7-4** shows that in normal years the City's supplies are adequate to meet projected demands. The supply and demand totals are consistent with those in **Table 6-11** and **Table 4-5**, respectively.

Table 7-4 Normal Year Supply and Demand Comparison (DWR Table 7-2)

	2030	2035	2040	2045
	(AF)	(AF)	(AF)	(AF)
Supply totals (from DWR Table 6-9)	16,401	17,288	18,178	19,172
Use totals (from DWR Table 4-2)	16,401	17,288	18,178	19,172
Surplus/(shortfall)	**0**	**0**	**0**	**0**

7.3.2 Single-Dry Year Supply and Demand Assessment

In Chapter 7 of its 2025 UWMP, Zone 7 has indicated it can meet retailer demands during single dry years through 2045. Therefore, Zone 7 supplies to the City are assumed to equal the City's projected potable water demands after accounting for the City's GPQ. Recycled water supply is assumed to be unaffected by the dry conditions. **Table 7-5** shows that the City's supplies are adequate to meet projected demands during single dry years.

Table 7-5 Single Dry Year Supply and Demand Comparison – District Total (DWR Table 7-3)

	2030	2035	2040	2045
	(AF)	(AF)	(AF)	(AF)
Supply totals	16,401	17,288	18,178	19,172
Use totals	16,401	17,288	18,178	19,172
Surplus/(shortfall)	0	0	0	0

7.3.3 Multiple Dry Year Supply and Demand Assessment

Zone 7's 2025 UWMP indicates the ability to meet retailer demands during five-year droughts beginning in 2030, 2035, and 2040. However, beginning in 2045, Zone 7 is projecting a 14% shortfall for the fifth year of a five-year drought. Because the City anticipates the ability to access its full GPQ of 3,500 AFY will be restored through the Joint Groundwater Project, the assessment of future water supply reliability assumes that the City will rely upon groundwater to meet 3,500 AFY of its potable demands in each year of a five-year drought through 2045 and that the remaining balance will be met through Zone 7 supply purchases. For the fifth year of a five-year drought in 2045, the projected 14% reduction in Zone 7 supply availability translates to a 10% shortfall for the City.

In the event of a shortfall at this level, the City anticipates enacting its WSCP at Shortage Level 2 (see **Appendix D** and **Section 8**), which is anticipated to fill the gap as shown in **Table 7-6**.

Table 7-6 Five Consecutive Dry Years Supply and Demand Comparison (DWR Table 7-4)

		Volume (AF) [a]			
		2030	2035	2040	2045
First year	Supply totals	16,401	17,288	18,178	19,172
	Use totals	16,401	17,288	18,178	19,172
	Surplus/(shortfall)	**0**	**0**	**0**	**0**
Second year	Supply totals	16,401	17,288	18,178	19,172
	Use totals	16,401	17,288	18,178	19,172
	Surplus/(shortfall)	**0**	**0**	**0**	**0**
Third year	Supply totals	16,401	17,288	18,178	19,172
	Use totals	16,401	17,288	18,178	19,172
	Surplus/(shortfall)	**0**	**0**	**0**	**0**
Fourth year	Supply totals	16,401	17,288	18,178	19,172
	Use totals	16,401	17,288	18,178	19,172
	Surplus/(shortfall)	**0**	**0**	**0**	**0**
Fifth year	Supply totals	16,401	17,288	18,178	17,212
	Use totals	16,401	17,288	18,178	19,172
	Surplus/(shortfall)	**0**	**0**	**0**	**(1,960)**
	Planned WSCP Actions				
	WSCP - supply augmentation benefit	0	0	0	0
	WSCP - use reduction savings benefit	0	0	0	1,960
	Revised Surplus/(shortfall)	**0**	**0**	**0**	**0**

NOTE:
While this reliability assessment is prepared based on the prescribed approach in DWR's 2025 Guidebook, the City anticipates that it would implement WSCP in earlier years of drought.

7.4 Water Supply Management Tools and Options

☑ ***CWC §10620 (f)***

An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.

Pleasanton and Zone 7 coordinate to increase regional supply reliability and reduce reliance on water imports. Pleasanton focuses on demand reduction, specifically prioritizing water conservation and encouraging recycled water use. Zone 7 promotes regional supply reliability and reduced reliance on water imports by:

- Pursuing new water supply projects such as the COLCS and Sites Reservoir, which will reduce the need for imported water purchases during dry years;
- Evaluating and pursuing new water supply options, including right-sizing water supply and storage options and studying the potential for potable reuse as a water supply;
- Supporting the continued use of recycled water for irrigation;
- Working closely with its retailers to implement an active conservation program; and
- Optimizing and expanding local storage, such as the COLCS.

As part of its existing CIP, Zone 7 is planning to invest in a diverse set of projects to support long-term water supply reliability. Zone 7's CIP includes a regional wells project to expand the groundwater production system, investment in Sites Reservoir, and investment in local storage via the COLCS project, and continued study of the potential for potable reuse in the region.

In addition, Zone 7 is a member of the Bay Area Regional Reliability (BARR) partnership, which brings together eight Bay Area water agencies to improve regional water supply reliability. In addition to Zone 7, these agencies include: ACWD, EBMUD, SFPUC, Bay Area Water Supply and Conservation Agency, Contra Costa Water District, Marin Municipal Water District, and Valley Water. The BARR partners have agreed to work cooperatively to address water supply reliability concerns and drought preparedness on a mutually beneficial and regionally focused basis. Near- and long-term joint water supply reliability projects may be evaluated through BARR, such as use of the capacity of existing facilities, changes to infrastructure (including new interties, recycled water, water conservation, expanded treatment, regional desalination, and water transfers and exchanges), and other projects or institutional arrangements that encourage a regional approach to achieving water supply reliability in the Bay Area.

7.5 Drought Risk Assessment

☑ ***CWC §10635(b)***

Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following:

(1) A description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive water years, starting from the year following when the assessment is conducted.

(2) A determination of the reliability of each source of supply under a variety of water shortage conditions. This may include a determination that a particular source of water supply is fully reliable under most, if not all, conditions.

(3) A comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.

(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.

In addition to the long-term water service reliability assessment presented above, the DRA evaluates Pleasanton's supply risks under a severe drought period lasting for the next five consecutive years after the assessment is completed (i.e., 2026-2030). The DRA is intended to inform the DMMs and water supply projects and programs to be included in the UWMP (**Section 9**). Suppliers may conduct an interim update or updates to this DRA within the five-year cycle of its UWMP update (i.e., before the 2030 UWMP).

7.5.1 Data, Methods, and Basis for Water Shortage Condition

Similar to the reliability analysis described in **Section 7.2**, Pleasanton's DRA is based on Zone 7's DRA due to Pleasanton's reliance on water purchases from Zone 7.

As presented in Section 7 of Zone 7's 2025 UWMP, the DRA assumes 30%, 10%, 41%, 6%, and 6% Table A allocations for 2026-2030, respectively. Data for 2026 reflects projected water year supply availability based on currently available data. Data for 2027-2030 reflect the last four years of the multiple-dry year scenario previously discussed (1988-1991). Zone 7's supply projections are based on existing facilities and the expected availability of supplies from various sources given the constraints previously described. A five-year modeling analysis using 2025 conditions as the initial baseline was conducted. This approach accounts for differences in demand levels and the availability and timing of supply sources during the 2026-2030 planning period.

7.5.2 Drought Risk Assessment Individual Water Source Reliability

Table 7-7 summarizes Zone 7's available supplies for each year of the DRA. In addition to potable water supplies from Zone 7, the City is expected to produce 3,500 AFY of groundwater in each year of the drought. For the DRA, recycled water supplies are assumed to be sufficient to meet recycled water demands.

Table 7-7 Projected Zone 7 Supplies for Drought Risk Assessment

Water Source	Available Supply (AFY)				
	2026	2027	2028	2029	2030
Equivalent Hydrologic Year	***Actual***	***1988***	***1989***	***1990***	***1991***
SWP Table A	24,186	7,961	32,793	4,897	5,185
SWP Carryover	14,000	8,441	9,270	9,098	5,946
Water Transfers	1,000	3,000	0	3,000	3,000
Arroyo Valle	5,000	2,672	4,934	2,876	3,014
Chain of Lakes	0	0	0	0	0
Main Basin (Local Groundwater)	30,000	30,000	30,000	30,000	30,000
Non-Local Storage Programs	13,379	19,287	21,955	19,287	19,287
Sites Reservoir	0	0	0	0	0
Total	**87,565**	**71,361**	**98,952**	**69,157**	**66,431**

7.5.3 Drought Risk Assessment Total Water Supply and Use Comparison

In Chapter 7 of its 2025 UWMP, Zone 7 has indicated it can meet retailer demands during a five-year drought beginning in 2026. Therefore, Zone 7 supplies are assumed to equal the City's projected potable water demands after accounting for the City's GPQ (3,500 AFY). Recycled water supply is assumed to be unaffected by dry conditions and therefore recycled water supply is also equal to demand. Demands for 2026-2029 are linearly interpolated from 2025 actual use to 2030 projected uses.

As shown in **Table 7-8**, during a five-year drought beginning in 2026, the City's supplies are adequate to meet projected demands through 2030, even without water conservation. However, the City may still prioritize water conservation under such drought conditions to reduce demand and conserve supply for potentially future dry years.

Table 7-8 Five-Year Drought Risk Assessment Tables (DWR Table 7-5)

2026	Total (AFY)
Total Water Use	14,269
Total Supplies	14,269
Surplus/Shortfall without WSCP Action	**0**
2027	**Total (AFY)**
Total Water Use	14,802
Total Supplies	14,802
Surplus/Shortfall without WSCP Action	**0**
2028	**Total (AFY)**
Total Water Use	15,335
Total Supplies	15,335
Surplus/Shortfall without WSCP Action	**0**
2029	**Total (AFY)**
Total Water Use	15,868
Total Supplies	15,868
Surplus/Shortfall without WSCP Action	**0**
2030	**Total (AFY)**
Total Water Use	16,401
Total Supplies	16,401
Surplus/Shortfall without WSCP Action	**0**

8 WATER SHORTAGE CONTINGENCY PLANNING

☑ ***CWC §10640***

(a) Every urban water supplier required to prepare a plan pursuant to this part shall prepare its plan pursuant to Article 2 (commencing with Section 10630). The supplier shall likewise periodically review the plan as required by Section 10621, and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

(b) Every urban water supplier required to prepare a water shortage contingency plan shall prepare a water shortage contingency plan pursuant to Section 10632. The supplier shall likewise periodically review the water shortage contingency plan as required by paragraph (10) of subdivision (a) of Section 10632 and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

The City's updated WSCP is appended to this Plan as **Appendix D**. The WSCP serves as a standalone document to be engaged in the case of a water shortage event, such as a drought or supply interruption, and defines specific policies and actions that will be implemented at various shortage level scenarios. The primary objective of the WSCP is to ensure that Pleasanton has in place the necessary resources and management responses needed to protect health and human safety, minimize economic disruption, and preserve environmental and community assets during water supply shortages and interruptions.

Consistent with CWC §10632, the WSCP utilizes the six standard levels to address shortage conditions ranging from up to 10% to greater than 50% shortage, identifies a suite of demand mitigation measures for Pleasanton to implement at each level, and identifies procedures for Pleasanton to annually assess whether or not a water shortage is likely to occur in the coming year, among other things.

A summary of the key elements of the WSCP including water shortage levels and demand-reduction actions is shown in **Table 8-1**, **Table 8-2**, and **Table 8-3**. Additional details are provided in **Appendix D**.

Table 8-1 Cross-reference for Standard vs Supplier Shortage Levels (DWR Table 8-1)

☒	Checked box indicates the supplier uses the standard six levels of water shortage (and supplier will not complete this table).

Table 8-2 Supply Augmentation and Other Actions (DWR Table 8-2)

Yes	Is the Supplier completing this table using the standard six levels?		
Shortage Level	**Supply Augmentation Methods and Other Actions by Water Supplier**	**How much is this going to reduce the shortage gap?**	**Additional Explanation or Reference**
1	No action taken		
2	No action taken		
3	No action taken		
4	No action taken		
5	No action taken		
6	Stored emergency supply	Up to the shortage gap	Request for the expansion of the groundwater pumping quota from Zone 7

Table 8-3 Demand Reduction Actions (DWR Table 8-3)

Yes	Is the Supplier completing this table using the standard six levels? (yes/no)			
Shortage Level	**Demand Reduction Actions**	**How much is this going to reduce the shortage gap?**		**Additional Explanation or Reference** (OPTIONAL)
		Volume or Percentage	Shortage Gap Reduction Value	
1	Landscape - Restrict or prohibit runoff from landscape irrigation	Percentage	15-20%	PMC 9.30.080 A.1, 2, 6, 9, 10, 13. - Prohibit Irrigation with Potable Water in a Manner that causes Runoff (including prohibition of irrigation outside of the hours 9pm - 6 am or during and 48 hours after measurable rainfall)
1	Other - Prohibit use of potable water for washing hard surfaces	Percentage	<1%	PMC 9.30.080 A.3. - Prohibit Use of Potable Water to Wash Sidewalks and Driveways; Prohibit the Use of Potable Water for Street Washing
1	Other - Require automatic shut of hoses	Percentage	<1%	PMC 9.30.080 A.4. - Require Shut-Off Nozzles on Hoses for Vehicle Washing
1	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Percentage	<1%	PMC 9.30.080 A.5. - Require Repair of all Leaks within 24 hours
1	CII - Restaurants may only serve water upon request	Percentage	<1%	PMC 9.30.080 A.7. - Prohibit Serving Drinking Water other than upon Request in Eating or Drinking Establishments
1	CII - Lodging establishment must offer opt out of linen service	Percentage	<1%	PMC 9.30.080 A.8. - Provide Linen Service Opt Out Options
1	Pools and Spas - Require covers for pools and spas	Percentage	<1%	PMC 9.30.080 A.11. - Require Pool Covers
1	Water Features - Restrict water use for decorative water features, such as fountains	Percentage	<1%	PMC 9.30.080 A.12. - Prohibit Potable Water Use for Decorative Water Features that do not Recirculate Water
1	Expand Public Information Campaign	Percentage	<1%	Agency Action - Gardening Workshops; Establish Drought Hotline; School Education Program; Media Campaign, Newspaper Articles, Website; Promote Water Conservation / Rebate Programs; Water Efficiency Workshops, Public Events; Water Bill Inserts; Home or Mobile Water Use Reports

Yes	Is the Supplier completing this table using the standard six levels? (yes/no)			
Shortage Level	**Demand Reduction Actions**	**How much is this going to reduce the shortage gap?**		**Additional Explanation or Reference** (OPTIONAL)
		Volume or Percentage	Shortage Gap Reduction Value	
1	Adjust Customer Billing	Percentage	<1%	Agency Action - Move to Monthly Metering / Billing
1	Reduce System Water Loss	Percentage	0-2%	Agency Action - Reduce Distribution System Pressures; Promote / Expand Use of Recycled Water; Audit and Reduce System Water Loss; Establish Retrofit on Resale Ordinance
2	Landscape - Other landscape restriction or prohibition	Percentage	<1%	PMC 9.30.080 B.2. - Outdoor irrigation of lawn and ornamental landscaping limits (one day / week November-February; no more than three non-consecutive days per week March-October).
2	Expand Public Information Campaign (Enhanced)	Percentage	<1%	PMC 9.30.080 B.3. & Agency Action - Commercial customer requirements for conservation messaging and expanded public education program
2	Other - Prohibit use of potable water for construction activities	Percentage	<1%	PMC 9.30.080 A.4. - Prohibit use of potable water for construction activities
3	Landscape - Limit landscape irrigation to specific days	Percentage	0-5%	PMC 9.30.080 C.2. - Outdoor irrigation of lawn and ornamental landscaping shall be limited to one day per week November through February, and no more than two non-consecutive days per week March through October.
3	CII - Commercial kitchens required to use pre-rinse spray valves	Percentage	<1%	PMC 9.30.080 C.3. - Restaurant kitchens shall be equipped with low-flow rinse nozzles.
3	Decrease Line Flushing	Percentage	<1%	Agency Action - Decrease Frequency and Length of Line Flushing
3	Implement or Modify Drought Rate Structure or Surcharge	Percentage	0-5%	Agency Action - Implement Drought Rate Structure
4	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Percentage	<1%	PMC 9.30.080 D.2. - Prohibit Vehicle Washing Except with Recycled Water; Wash Car at Facility that Recycles the Water

Yes	Is the Supplier completing this table using the standard six levels? (yes/no)			
Shortage Level	**Demand Reduction Actions**	**How much is this going to reduce the shortage gap?**		**Additional Explanation or Reference** (OPTIONAL)
		Volume or Percentage	Shortage Gap Reduction Value	
4	Landscape - Limit landscape irrigation to specific days	Percentage	0-5%	PMC 9.30.080 D.3. - Outdoor watering restrictions for all customers. Single-family residential: hand-watering using a hose with a positive shut-off nozzle, drip, or subsurface irrigation on two non-consecutive days per week. All other customers (excluding certain industries): hand-watering using a hose with a positive shut-off nozzle, drip, or subsurface irrigation to two non-consecutive weekdays; specified as Mondays and Thursdays. Commercial nurseries, public sports fields, golf courses, and other water-dependent industries: as approved by the Agency Director.
4	Offer Water Use Surveys	Percentage	<1%	Agency Action - Conduct CII Surveys Targeting High Water Users; Conduct Irrigation Account Surveys; Conduct Water Use Surveys Targeting High Water Users
5	Other water feature or swimming pool restriction	Percentage	<1%	PMC 9.30.080 E.2. - Prohibit Filling of Pools
5	Landscape - Prohibit certain types of landscape irrigation	Percentage	<1%	PMC 9.30.080 E.3. - Prohibit use of potable water for decorative ponds, basins, lakes, waterways, and fountains.
6	Landscape - Prohibit certain types of landscape irrigation	Percentage	0-5%	The irrigation of turf or lawn using potable water is prohibited. All water customers, with the exception of commercial nurseries, golf courses, sport fields, and other water dependent industries, shall be limited in the use of all other non-lawn area watering to hand-watering from a container of less than five-gallon capacity on no more than two days per week. The aforementioned water dependent industries shall work with city staff under the direction of the director to develop an approved irrigation schedule.
6	Other	Percentage	<1%	Laundromats are prohibited from using non-efficient washing machines.
NOTES: Actions listed in PMC §9.30.100 are listed by the closest available demand reduction action in the DWR reporting table dropdown list.				

9 DEMAND MANAGEMENT MEASURES

☑ ***CWC §10631 (e)***

Provide a description of the supplier's water demand management measures. This description shall include all of the following:

(1) (A) For an urban retail water supplier, as defined in Section 10608.12, a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measures that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.

(B) The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:

(i) Water waste prevention ordinances.

(ii) Metering.

(iii) Conservation pricing.

(iv) Public education and outreach.

(v) Programs to assess and manage distribution system real loss.

(vi) Water conservation program coordination and staffing support.

(vii) Other demand management measures that have a significant impact on water use as measured in gallons per capita per day, including innovative measures, if implemented.

Pleasanton implements DMMs to sustainably manage its water resources. Implementing DMMs can help improve water service reliability and help meet City and State water conservation goals. This section describes the City's historical and existing water conservation program, status of DMMs, and projected future implementation of water conservation measures.

Pleasanton has long been committed to reducing the demand for potable water through conservation and has implemented a recycled water program to offset potable water demands. The City's customers have responded positively to these conservation programs. In this section, narrative descriptions addressing the nature and extent of each DMM implemented over the past five years (2021-2025) are provided. Planned or continued implementation of each of the DMMs are also discussed.

9.1 Demand Management Measures for Retail Suppliers

Pleasanton centrally administers its conservation programs. For purposes of this section, these programs have been grouped in accordance with the DMM categories in CWC §10631(e). These categories are:

(i) Water waste prevention ordinances

(ii) Metering

(iii) Conservation pricing

(iv) Public education and outreach

(v) Programs to assess and manage distribution system real loss

(vi) Water conservation program coordination and staffing support, and

(vii) Other DMMs

The following are descriptions of the conservation programs Pleasanton operates within each of these DMM categories.

9.1.1 DMM 1 – Water Waste Prevention Ordinances

The City prohibits water waste within its service area, as defined by Pleasanton Municipal Code (PMC) §14.04.060 with permanent wasteful water use violations of water service. In 1991, the City approved Ordinance No. 1508, which added Chapter 9.30 (Water Management Plan) of the PMC and established water conservation stages and additional prohibitions to prevent water waste. In March 2014, City Council approved a significant update to the Water Management Plan, which updated the definitions of water shortage stages with associated levels of water rationing, the expected water conservation measures under each stage, and prohibitions of wasteful water use. The Water Management Plan was further updated in 2016 and 2022 to align the shortage stages with the DWR standard shortage levels and further refine the conservation actions.

A water shortage emergency can be declared by either the City Manager or by resolution of the City Council. As described in **Section 8**, a water shortage can expand the City's water use restrictions, depending on the shortage stage as defined in the City's Water Management Plan.

To protect and preserve the community water supply, eliminating water waste is always essential, regardless of the water supply level. Therefore, PMC Chapter 14.04 defines wasteful water use as violations of water service. To incorporate the importance of recycled water as an alternative to landscape irrigation service within the City's recycled water distribution system, PMC Section 14.04.060 was updated in February 2018 to include a new definition of water waste: use of potable water for outdoor landscaping through a DIM within the City's recycled water use area. The City also updated PMC 14.04.060 in 2025 to incorporate the state's recent prohibition on the use of potable water for irrigating non-functional turf. The City's current definitions of water waste include:

1. Use of potable water between 9:00 a.m. and 6:00 p.m. to irrigate grass, lawns, groundcover, shrubbery, crops, vegetation, and trees, except for hand watering and drip irrigation.
2. The application of potable water to outdoor landscaping in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots or structures.
3. Use of potable water to irrigate outdoor landscaping during and within 48 hours after measurable rainfall.
4. Use of potable water to wash down sidewalks, walkways, driveways, parking lots, open ground or other hard surface areas by the direct application of water thereto, unless needed for health or safety reasons.
5. Use of potable water in non-recirculating decorative ponds, fountains and other water features, except for child water play features.
6. Allowing potable water to escape from breaks within the person or consumer's plumbing system for more than eight hours after the person or consumer is notified or discovers the break.
7. Use of potable water for outdoor landscaping through a DIM within the City's recycled water use area unless exempted by the director of operations and water utilities for existing water customers, or City Engineer for new development.
8. Any use of potable water in violation of CWC (https://municipal.codes/CA/WAT/), including, but not limited to, the use of potable water on non-functional turf.

In addition to the above water waste prohibitions, the Water Management Plan includes additional regulations aimed at reducing wasteful water use. These regulations apply even during normal supply conditions and include the following:

1. The use of potable water for washing vehicles and/or machinery from a hose equipped with a shutoff nozzle is permitted if water does not enter the storm drain system.
2. Reduce other interior or exterior uses of water to minimize or eliminate excessive runoff or waste.
3. Restaurants shall serve water to their customers only when specifically requested.
4. Operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily. The hotel or motel shall prominently display notice of this option in each guestroom using clear and easily understood language.
5. The use of water for construction activities should utilize recycled water, rather than potable water. Such use shall occur in a manner that does not result in runoff or illicit discharge into the storm drain system.
6. Commercial power washing should utilize recycled water, in a manner that does not result in water discharging into the storm drain system.
7. Pools should remain covered when not in use to prevent evaporation and should be equipped with recirculating pump(s).

9.1.2 DMM 2 – Metering

☑ ***CWC §526 (a)***

Notwithstanding any other provision of law, an urban water supplier that, on or after January 1, 2004, receives water from the federal Central Valley Project under a water service contract or subcontract … shall do both of the following:

(1) On or before January 1, 2013, install water meters on all service connections to residential and nonagricultural commercial buildings constructed prior to January 1, 1992, located within its service area.

(2) On and after March 1, 2013, or according to the terms of the Central Valley Project water contract in operation, charge customers for water based on the actual volume of deliveries, as measured by a water meter.

☑ ***CWC §527 (a)***

(a) An urban water supplier that is not subject to Section 526 shall do both of the following:

(1) Install water meters on all municipal and industrial service connections located within its service area on or before January 1, 2025.

All 22,353 water connections within the City's service area are metered, and all customer sectors are billed by volume of use, as discussed in **Section 9.1.3**.

Between 2016 and 2017, the City implemented an Advanced Metering Infrastructure (AMI) project, which involved replacing most small and large water meters. The AMI project increased meter accuracy due to the replacement of older meters that naturally decline in performance over time. The City replaced all water meters with Ultrasonic AMI, except approximately 300 meters that could not be replaced due to issues with connectivity and physical meter location.

The City continues to monitor water meters for accuracy through unusual consumption trends in billing software and AMI reporting. Meters that are stuck or are showing high degrees of variability are flagged for inspection and/or replacement.

The City has a customer water portal that allows customers to view their hourly water use in near real time and to sign up to receive automated potential leakage notifications when the system detects continuous consumption over a specific threshold of time. For customers not receiving potential leakage notifications (including those not registered on the portal), water conservation staff reviews AMI reports on a weekly basis to identify meters showing constant consumption. Customers with meters exceeding a specific threshold are sent notification by email, phone, or regular mail.

As the water meters are reaching the end of their useful life, the City plans to fully replace them with new Ultrasonic Water meters starting in 2026 with the target completion of late 2027 to early 2028. The effort will allow the City to continue achieving accurate water meter reporting and water meter performance. The new water meters will enhance the City's ability to trace water loss, enabling the City to address issues accurately and promptly in the future.

Implementation of this DMM is ongoing and expected to help the City achieve its water use targets by providing accurate and timely water use information to the customer and the City. It also helps customers make informed decisions about their water consumption. The City plans to continue outreach on the availability of the customer water portal to receive automatic alerts of potential leaks, as well as continued customer education on how to use the water portal to view and keep track of customer water use.

9.1.3 DMM 3 – Conservation Pricing

The City's water rate structure encourages conservation by incorporating a volumetric charge in addition to the fixed meter charge. Consequently, water usage reductions directly reduce cost to the metered customer, while excessive water use results in increased costs.

Implementation of this DMM is ongoing and expected to help the City achieve its water use targets by ensuring water customers pay the true cost of water and to adequately fund water system operations and maintenance, including repair and replacement programs and water conservation programs.

9.1.3.1 Potable Water Rates

The City's potable water rates include a fixed meter charge based on the size of the water meter and a consumption charge based on the quantity of water used. The City had been billing single family residential customers on an inclining block rate structure since 1980, however, the 2026 water charges removed the block rate structure and made the volumetric water rates uniform across all potable water use sectors. Potable water rates include Zone 7 fixed and variable costs, and City distribution costs. The City's current water rates are available on the City's website[16].

The Zone 7 water rate is provided to the City and is a direct pass through to the City's customers. The City does not determine this rate, which is subject to change each January 1.

9.1.3.2 Recycled Water Rates

As described in previous sections of this 2025 UWMP, the City purchases and delivers recycled irrigation water to commercial customers in various areas within its service area. Recycled water rates are available on the City's website[16] and are based on the costs associated with providing recycled water service, purchases from DERWA and Livermore, and delivering water through its distribution system.

Each December, customers will be notified of the rate that will be effective January 1st of the following year.

9.1.4 DMM 4 – Public Education and Outreach

The City has been actively involved in providing the community with information and education on the value of water and water conservation for many years. This includes participating at local events, such as green fairs, corporate fairs, school events and farmers markets, hosting and co-hosting water-wise workshops, and meeting with business leaders and corporate green teams to discuss and answer

[16] The most recent Water Rate charges for both potable and recycled water service can be found here: https://www.cityofpleasantonca.gov/our-government/pleasanton-water/water-rates/#rate-setting-process.

questions on water efficiency. Brochures, handouts, model displays, and general discussion are offered to the public during local events.

The City is part of the Tri-Valley Water Partners, which is a collaboration between Zone 7, the regional wholesaler, and local water retailers including Pleasanton, Cal Water, Livermore, and DSRSD. The partnership promotes multiple outreach programs including education about outdoor conversation and the WaterSense program's "Fix a Leak Week" campaign. During Fix a Leak Week, Zone 7 and the local water retailers provide education around identifying and finding leaks, encourage customers to fix common leaks (faucets, toilets and showerheads) and educate the public on the value of water efficiency and the meaning of the WaterSense label.

The City's Water Conservation Program provides guidance to internal staff to ensure effective communication with the public on matters of water conservation and programs that are available to the public to increase water efficiency. Water conservation programs include high-efficiency washer rebates, water efficient landscape rebates, weather-based irrigation controller rebates, water-efficient irrigation rebates for irrigation customers, and controller assistance program service visits. These programs are discussed in more detail in **Section 9.1.7**.

As detailed in **Section 9.1.2**, between 2016 and 2017 the City prioritized the implementation of AMI with interconnection to a customer water portal. Since these systems were implemented, an important part of the City's Water Conservation outreach efforts has included educating customers on how to use the customer water portal to monitor their water use and sign up for automatic leak notifications. This allows customers to quickly investigate potential leaks and make repairs as needed to reduce water use.

In addition, Water Conservation staff works with the City's Communications Manager to post seasonal water efficiency messaging on social media platforms and the City's website. The City's main water conservation website (https://www.cityofpleasantonca.gov/our-government/pleasanton-water/water-conservation-programs/ shortcut: www.PleasantonWaterConservation.com) provides water customers with water efficiency information and upcoming events and learning opportunities on water efficiency.

Implementation of this DMM is ongoing and expected to help the City achieve its water use targets by educating water users about the importance of improving water use efficiency and avoiding water waste.

9.1.5 DMM 5 – Programs to Assess and Manage Distribution System Real Loss

The City measures water pressure at entry points (i.e., turnouts and groundwater wells) and booster stations within its distribution system. Tank levels are also measured within the distribution system. All measurements are continuously monitored by the City's Supervisory Control and Data Acquisition (SCADA) system to indicate any unusual activity or trends that could indicate water loss. Identified distribution system leaks are repaired by trained staff who are available 24 hours a day. As described in **Section 9.1.4,** Pleasanton also partners with other water suppliers in the Tri-Valley to increase awareness and provide information to their customers about how to identify common leaks, and to encourage the customers to fix the leaks.

As described in **Section 4** of this plan, the City conducts an annual audit of production versus consumption to determine water losses. The water loss audit reports are available through DWR's Water Use Efficiency Data Portal.[17] The City's calendar year 2025 audit is in progress, but water loss estimated from production and billing data was approximately 10.1%.

The City will continue to perform water system audits, the accounting of water losses vs. system input, and leak detection programs. Water system audits and leak detection activities are performed on an

[17] DWR's Water Use Efficiency Data Portal: https://wuedata.water.ca.gov/awwa_plans

ongoing, year-round basis. Implementation of this DMM is expected to help the City achieve its water use targets and comply with future water loss standards by quickly identifying sources of water loss so repairs can be made and losses minimized.

9.1.6 DMM 6 – Water Conservation Program Coordination and Staffing Support

Since the 1990s, the City has staffed one to two temporary, 1,000-hour and/or 1,500-hour water conservation interns or assistants. This position devotes 100% of their time to water conservation. In 2011, the City hired a half time Water Conservation Manager. Duties performed by the Water Conservation Manager include:

- Coordination and oversight of conservation programs
- Coordination of joint programs with Zone 7, the retailers, and outside agencies
- Communication of water conservation issues to management
- Preparation and submittal of reports to various parties
- Preparation and updates of water conservation plan

In 2015, a full time Water Conservation Technician was also added to assist with the above activities, as well as provide irrigation surveys to customers. The Water Conservation Technician was also a certified cross connection specialist and also conducted coverage testing and cross connection testing assistance to irrigation customers converting to recycled water. In recent years, to reflect the incorporation of the water conservation and recycled water programs under the Environmental Services Division, a new position classification was developed and approved for Environmental Services Specialist, which assumes the same responsibilities as the Water Conservation Technician classification, as well as additional environmental compliance functions. Two Environmental Services Specialist positions now provide support to the City's water conservation and recycled water programs to address the transition of the Water Conservation Manager to the Environmental Services Manager, following the recent Environmental Services Division reorganization, and expanding regulatory obligations.

Additional City staff are also responsible for DMM program implementation. Customer Service Center staff provide general water conservation program information to customers and refer customers to Water Conservation Program staff for further assistance with water rebates and other water conservation programs. The Managing Director of Utilities and Environmental Services is responsible for overseeing the following: system water audits, leak detection, and repair; metering with commodity rates for all new connections and retrofit of existing connections; and participates in conservation pricing.

Following departmental strategic planning, in 2018 the Environmental Services Division was formed within the City's Operations Services Department. Staff supporting Water Conservation, Recycled Water regulations, and Environmental Compliance all fall under the Environmental Services Division. The Environmental Services Manager directly oversees each of these areas. The integration between these programmatic areas helps to ensure recycled water inclusion into the City's overall water conservation strategy, as well as the integration of public outreach education interconnection between the conservation of water and clean water program (water way pollution prevention).

Implementation of this DMM is ongoing and is expected to help the City achieve its water use targets by making water conservation and implementation of the City's water conservation program a priority among City employees.

9.1.7 DMM 7 – Other Demand Management Measures

In addition to the six DMMs described above, the City also implements various free distribution and rebate programs, which are summarized in **Table 9-1.** These programs have all been active within the last five

years and help the City achieve its water use targets by incentivizing customers to increase water efficiency. Each program is described below.

Table 9-1 DMMs Available to Customers

DMM Measures (Rebate, Direct Install, and Free Distribution Programs)	Use Type Eligibility	
	Residential	Commercial
Water-Efficient Landscape Program (a)	Yes	Yes
Controller Assistance Program (b)	Yes	Yes
Free Indoor Water-Efficient Device Program	Yes	No
Free Water Conservation Lavatory Signs Program	No	Yes
Free Compost Program (c)	Yes	Yes
Rebate Programs		
Weather-Based Irrigation Controllers	Yes	Yes
Water-Efficient Irrigation Equipment	No	Yes
Water-Efficient Washing Machines	Yes	No
Pool Covers	Yes	Yes

NOTES:

(a) Pleasanton customers are eligible for both Pleasanton's and Zone 7's lawn conversion programs, and the two programs can be combined for maximum benefit. Customers must have at least 100 square feet of lawn that is currently irrigated regularly and that they plan to replace with low water use plants.

(b) Open to residential and non-residential customers that have landscaping and are responsible for their water bill.

(c) Free self-haul compost is available to all Pleasanton residents. There are no specific restrictions on the end use of compost; however, it is not intended for bulk pickup/delivery.

9.1.7.1 Water-Efficient Landscape Program

The City offers $0.50 per square foot to residential customers (up to $575) and $0.75 per square foot to irrigation customers (up to $4,000) who replace existing front lawns or sidewalk visible lawns with water efficient, drought tolerant landscaping with ecologically friendly methods. This rebate program can be combined with Zone 7's Water-Efficient Lawn Conversion Rebate, such that customers can get up to $3,575 (residential) or $24,000 (commercial/irrigation) by participating in both programs.

Irrigation meter customers participating in the City's Water-Efficient Landscape Program are eligible for rebates towards qualifying water efficient irrigation equipment used on functional turf. Refer to **Section 9.1.7.6.2** for details.

9.1.7.2 Controller Assistance Program

The City offers free controller assistance visits to residential and non-residential water customers. This service includes a walkthrough site/irrigation system evaluation of the customer's property and irrigation controller programming assistance. The Controller Assistance Program is open to all water customers with landscaping that are responsible for the property water bill.

9.1.7.3 Free Indoor Water-Efficient Device Program

Homes built prior to 1992 may not have water-efficient indoor plumbing, such as low flow or high-efficiency toilets, showerheads, and faucet aerators. Starting with the U.S. Energy Policy Act of 1992, standards were established for water fixtures, including ultra-low flow toilets (i.e., 1.6 gallon per flush [gpf]), showerheads (2.5 gallon per minute [gpm]), and faucets (2.5 gpm) commercially available after January 1994. In 2002, to promote indoor water conservation, the City piloted program to provide residential customers with free water-efficient showerheads. However, the showerheads were not well received, likely due to poor aesthetic appeal, and the program was discontinued for several years.

In 2008, the City began its existing Free Indoor Water Efficient Device Program with more aesthetically appealing equipment. This program continues to offer all City water customers low flow showerheads (limit 3 per water account) and bathroom aerators (limit 3 per water account). Additionally, the City provides free toilet dye strips for toilet leak detection. These items are provided by request and offered by water staff to customers. A display at the City's Customer Service Center counter displays the offer of this program. The program is also advertised during local events where a City water conservation table is present.

9.1.7.4 Free Water Conservation Lavatory Signs

The City provides commercial customers with easy-to-use water conservation signs that can be posted on lavatory mirrors. These signs remind customers and employees to be mindful of water waste.

9.1.7.5 Free Compost for Pleasanton Residents

The City is piloting a self-haul compost program offering free compost for Pleasanton residents. Compost enriches soil, improves water retention, and supports healthier gardens, all while reducing landfill waste and greenhouse gas emissions. The compost provided is SB 1383-compliant.

9.1.7.6 Rebate Programs

The following rebate programs reimburse the City's customers for upgrading existing equipment and appliances with more water-efficient models.

9.1.7.6.1 Weather-Based Irrigation Controllers

The City also partners with Zone 7 to provide a Weather-Based Irrigation Controller Rebate Program, which is available to single- and multi-family residences and non-residential customers. Installing weather-based irrigation controllers qualifies customers for a rebate of up to 50% of associated costs, up to a maximum of $125 for residential customers, or $3,000 for non-residential/HOA properties.

9.1.7.6.2 Water-Efficient Irrigation Equipment

Irrigation customers participating in the City's Water-Efficient Landscape Program are eligible for rebates towards qualifying water-efficient irrigation equipment utilized on functional turf. Qualifying equipment includes rain sensors, pressure regulating devices, and rotary nozzles. The maximum rebate is $200 per site.

9.1.7.6.3 Water-Efficient Washing Machines

Since 1998, Zone 7 has had a Residential Clothes Washer Rebate Program available to Livermore-Amador Valley water customers. The rebate is for the purchase of qualifying high efficiency clothes washing machines. In 2008, Zone 7 partnered with Pacific Gas and Electric (PG&E) and other San Francisco Bay Area water agencies on a regional strategy to increase water and energy efficiency. The current program offers a rebate of up to $200 for installation of an "Energy Star Most Efficient" clothes washer. Though

PG&E terminated their joint participation in the rebate program in 2018, Zone 7, the City, and the other Zone 7 retailers agreed to support the continuation of this rebate to the City's water customers.

High-efficiency washing machines use about 50% less water than conventional, top-loading models; using only 20 to 30 gallons of water per load compared to 40 to 45 gallons. The estimated savings for a typical household is about 5,100 gallons per year. This program has been very successful in the City's service area, and the City plans to continue to support this program through Zone 7 as an effective regional program to further reduce future water demand in the City's service area.

9.1.7.6.4 Pool Covers

The City also partners with Zone 7 to provide its residents with a pool cover rebate program. Pool covers provide a range of benefits for owners including reduced evaporation, limiting debris and retaining heat. The new pool covers must overlay at least 75% of the pools surface area, and the program will cover up to 50% of the cost, up to $100. This program is available to single family and multi-family residential customers, and non-residential customers.

9.2 Implementation over the Past Five Years

Due to the COVID-19 pandemic, most programs were either suspended or experienced reduced participation in 2021, followed by a substantial rebound beginning in 2022. Overall, program participation peaked in 2023, likely driven by increased outreach and public awareness during the 2021–2022 drought. Implementation data were not available for some programs. For example, participation in the free compost program is not tracked, as it operates on a self-haul basis without onsite staff. **Table 9-2** summarizes program implementation over the previous five years and includes only those programs for which participation data were available.

Table 9-2 Implementation of Customer DMMs: 2021-2025

DMM Measures	2021	2022	2023	2024	2025
Water Efficient Landscape Program (Participants)	21	19	28	18	11
Controller Assistance Program (Participants)	13	35	48	47	28
Weather Based Irrigation Controller Rebate (Controllers)	(a)	31	71	57	22
Pool Cover Rebate (Covers)	(a)	40	62	67	13
Water Efficient Washing Machines (Machines)	(b)	(b)	34	14	12
Low Flow Showerheads (Showerheads)	(a)	32	22	25	(a)
Faucet Aerators (Aerators)	(a)	44	24	36	(a)

NOTES:
(a) No data.
(b) Not offered.

9.3 Implementation to Achieve Water Use Targets and Urban Water Use Objectives

Implementation of the DMMs described above has contributed to Pleasanton achieving its water use targets and the City plans to continue and possibly expand these programs to comply with future water use targets.

Pleasanton's SB X7-7 per capita water use target for 2020 was confirmed to be 197 GPCD in its 2015 UWMP, and as described in **Section 5,** the City was able to reduce its per capita water use to 159 GPCD in 2020.

As described in **Section 4.9**, in July 2024, California enacted the MCCWL regulation implementing SB 606 and AB 1668 to support long-term water conservation and drought resilience. Starting in 2023,

CWC §10609 requires that urban retail water suppliers develop UWUOs based on established standards for certain water use sectors. Pleasanton's water use is currently below its UWUO based on the two optional reports the City submitted in 2024 and 2025. The City anticipates continuing and possibly expanding its water conservation program, if needed, to maintain compliance with the MCCWL regulations.

10 PLAN ADOPTION, SUBMITTAL, AND IMPLEMENTATION

☑ ***CWC §10621 (b)***

Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.

This section provides information on a public hearing, the adoption process for the UWMP and WSCP, the adopted UWMP and WSCP submittal process, plan implementation, and the process for amending the adopted UWMP or WSCP for Pleasanton.

10.1 Inclusion of All 2025 Data

This UWMP includes water use and planning data for the entire calendar year of 2025, per DWR's 2025 UWMP Guidebook.

10.2 Notice of Public Hearing

☑ ***CWC §10642***

Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan and the water shortage contingency plan. Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon. Prior to any of these hearings, notice of the time and place of the hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of a hearing to any city or county within which the supplier provides water supplies. Notices by a local public agency pursuant to this section shall be provided pursuant to Chapter 17.5 (commencing with Section 7290) of Division 7 of Title 1 of the Government Code. A privately owned water supplier shall provide an equivalent notice within its service area. After the hearing or hearings, the plan or water shortage contingency plan shall be adopted as prepared or as modified after the hearing or hearings.

Prior to adopting the Plan, Pleasanton held a public hearing to present information on its UWMP and WSCP on June 2, 2026, at 7:00 pm.

Relevant entities were notified of the UWMP and WSCP review at least 60 days prior to the public hearing, including: Zone 7, DSRSD, Livermore, Cal Water, DERWA, Alameda County, SFPUC and the public. These same entities were noticed again with the specific date, time and location of the hearing at least two weeks prior to the public hearing. The notice to the public, as specified in CGC §6066, and letters to relevant agencies can be found in **Appendix F**.

10.2.1 Notice to Cities and Counties

☑ ***CWC §10631 (a)***

A plan shall be adopted in accordance with this chapter that shall do all of the following:

Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.

Table 10-1 lists the cities and counties that were notified. Copies of these letters are provided in **Appendix F**.

Table 10-1 Notification to Cities and Counties (DWR Table 10-1)

City Name	60 Day Notice	Notice of Public Hearing
City of Pleasanton	Yes	Yes
County Name	**60 Day Notice**	**Notice of Public Hearing**
Alameda County	Yes	Yes

10.2.2 Notice to the Public

Notification to the public and to cities and counties also provided instructions on how to view the UWMP and WSCP prior to the hearing, the revision schedule, and contact information of the UWMP and WSCP preparer. A copy of this notice is included in **Appendix F**.

10.3 Public Hearing and Adoption

☑ ***CWC §10608.26***

(a) In complying with this part, an urban retail water supplier shall conduct at least one public hearing to accomplish all of the following:

(1) Allow community input regarding the urban retail water supplier's implementation plan for complying with this part.

(2) Consider the economic impacts of the urban retail water supplier's implementation plan for complying with this part.

(3) Adopt a method, pursuant to subdivision (b) of Section 10608.20, for determining its urban water use target.

☑ ***CWC §10621 (b)***

Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.

The deadline for public comments on the UWMP and WSCP was June 2, 2026, the date of the public hearing. Pleasanton's City Council will formally consider adoption of the 2025 UWMP on June 2, 2026, and

the City submitted the Final Plan to DWR within 30 days of approval. **Appendix G** presents a copy of the signed Resolution of Plan Adoption. **Appendix F** contains the following:

- Letters sent to and received from various agencies regarding this Plan, and
- Correspondence between Pleasanton and participating agencies.

10.4 Plan Submittal

☑ ***CWC §10621 (e)***

(1) Each urban water supplier shall update and submit its 2025 plan to the department by July 1, 2026.

☑ ***CWC §10635 (c)***

The urban water supplier shall provide that portion of its urban water management plan prepared pursuant to this article to any city or county within which it provides water supplies no later than 60 days after the submission of its urban water management plan.

☑ ***CWC §10644 (a)***

(1) An urban water supplier shall submit to the department, the California State Library, and any city or county within which the supplier provides water supplies a copy of its plan no later than 30 days after adoption. Copies of amendments or changes to the plans shall be submitted to the department, the California State Library, and any city or county within which the supplier provides water supplies within 30 days after adoption.

(2) The plan, or amendments to the plan, submitted to the department pursuant to paragraph (1) shall be submitted electronically and shall include any standardized forms, tables, or displays specified by the department.

This UWMP and WSCP were submitted to DWR within 30 days of adoption and by the July 1, 2026 deadline. The submittal was done electronically through Water Use Efficiency Data Portal, an online submittal tool. The adopted UWMP and WSCP were also sent to the California State Library and to the cities and counties listed in **Table 10-1** no later than 30 days after adoption.

10.5 Public Availability

☑ ***CWC §10645***

(a) Not later than 30 days after filing a copy of its plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

(b) Not later than 30 days after filing a copy of its water shortage contingency plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

On or about May 18, 2026, an electronic version of the draft UWMP and WSCP were made available for public review by visiting: www.PleasantonWaterConservation.com.

10.6 Notification of Public Utilities Commission

☑ ***CWC §10644 (b)***

If an urban water supplier revises its water shortage contingency plan, the supplier shall submit to the department a copy of its water shortage contingency plan prepared pursuant to subdivision (a) of Section 10632 no later than 30 days after adoption, in accordance with protocols for submission and using electronic reporting tools developed by the department.

As a publicly owned utility, Pleasanton is not regulated by the California Public Utilities Commission.

10.7 Amending an Adopted UWMP or Water Shortage Contingency Plan

☑ ***CWC §10644 (b)***

If an urban water supplier revises its water shortage contingency plan, the supplier shall submit to the department a copy of its water shortage contingency plan prepared pursuant to subdivision (a) of Section 10632 no later than 30 days after adoption, in accordance with protocols for submission and using electronic reporting tools developed by the department.

If Pleasanton amends either the UWMP or WSCP, the City will follow the required steps for notification, public hearing, adoption and submittal will also be followed for the amended document.

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APPENDIX A

DWR 2025 Urban Water Management Plan Checklist

Row	Retail (x)	Order	2025 Guidebook Location	CA Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
1	x	1	Chapter 1	10615	A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities.	Introduction and overview	n/a	Pages ES-1 to ES-4
2	x	1	Chapter 1	10630.5	Each plan shall include a simple description of the Supplier's plan including water availability, future requirements, a strategy for meeting needs, and other pertinent information. Additionally, a Supplier may also choose to include a simple description at the beginning of each chapter.	Plan preparation	n/a	Pages ES-1 to ES-4, 7-1
3	x	2.1	Section 2.1	10620(b)	Every person that becomes a Supplier shall adopt UWMP within one year after it has become a Supplier.	Plan preparation	n/a	Page 2-1
4	x	2.5	Section 2.5	10644	Supplier shall report the Public Water Systems number, volume of delivered water, and number of connections that are included in this UWMP.	Plan preparation	2-1	Page 2-2
5	x	2.5	Section 2.5	10644	Supplier shall report if this UWMP is an individual UWMP and whether the Supplier belongs to a regional UWMP or regional alliance.	Plan preparation	2-2	Page 2-2
6	x	2.5	Section 2.5	10644	Supplier shall report whether the data is in fiscal or calendar years and the units of measure used for reporting water volumes.	Plan preparation	2-3	Page 2-3
7	x	2.4	Section 2.4	10642	Provide supporting documentation that the Supplier has encouraged active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan and contingency plan.	Plan preparation	n/a	Pages 2-4, 10-1 to 10-2
8	x	2.4	Section 2.4.2	10620(d)(3)	Coordinate the preparation of its plan with other appropriate agencies in the area, including other Suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.	Plan preparation	n/a	Page 2-4
9	x	2.4	Section 2.4.1	10631(h)	Retail Suppliers will include documentation that they have provided their Wholesale Supplier(s)—if any—with water use projections from that source.	Plan preparation	2-4	Page 2-3
11	x	3	Chapter 3.0	10631(a)	Describe the Supplier service area.	System description	n/a	Page 3-1
12	x	3.3	Section 3.3	10631(a)	Describe the climate of the Supplier's service area.	System description	n/a	Page 3-3
13	x	3.4	Section 3.4.1	10631(a)	Provide the current and projected service area populations for 2030, 2035, 2040, 2045 and optionally 2050.	System description	3-1	Page 3-7
14	x	3.4	Section 3.4.2	10631(a)	Describe other social, economic, and demographic factors affecting the Supplier's water management planning.	System description	n/a	Pages 3-7 to 3-8
15	x	3.5	Section 3.5	10631(a)	Describe the land uses within the service area… include the current and projected land uses within the existing or anticipated service area affecting the Supplier's water management planning. Describe the land uses within the service area.	System description and baselines	n/a	Page 3-9
16	x	4.2	Sections 4.2.3 and 4.2.4	10631(d)(1)	Quantify past, current, and projected water use, identifying the uses among water use sectors.	System water use	4-1 and 4-2	Pages 4-3 to 4-4 and 4-8 to 4-9
17	x	4.3	Section 4.3.1	10631(d)(3)(A)	Report the distribution system water loss for each of the five years preceding the plan update.	System water use	4-5	Page 4-5
18	x	4.3	Section 4.3.2	10631(d)(3)(C)	Retail Suppliers shall provide data to show the distribution loss standards were met.	System water use	4-6	Page 4-6
19	x	4.2	Section 4.2.5.4	10631.1(a)	Include projected water use needed for lower income housing projected in the service area of the Supplier.	System water use	4-3	Page 4-10

Row	Retail (x)	Order	2025 Guidebook Location	CA Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
20	x	4.2	Section 4.2.5.3	10631(d)(4)(A)	In projected water use, include estimates of water savings from adopted codes, plans, and other policies or laws.	System water use	4-3	Pages 4-7 to 4-8
21	x	4.2	Section 4.2.5.3	10631(d)(4)(B)	Provide citations of codes, standards, ordinances, or plans used to make water use projections.	System water use	4-3	Pages 4-7 to 4-8
22	x	4.2	Section 4.2.5.3	10631(d)(4)(B)(ii)	To the extent that a Supplier reports the information described in subparagraph (A), an urban water Supplier shall… Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.	System water use	4-3	Pages 4-7 to 4-8
23	x	4.2	Section 4.2.5.6	10635(b)	Demands under climate change considerations must be included as part of the drought risk assessment.	System water use	n/a	Page 4-11
25	x	5.2	Section 5.2	10608.4	"Retail Suppliers shall report on their compliance in meeting their water use targets. Reporting requirements will vary depending on whether the Supplier: • Was considered an urban retail water supplier in 2020, • Met its 2020 target in 2020, or • Was part of a merger or consolidation since 2020. Chapter 5 Subsections 5.2.1, 5.2.2, and 5.2.3 address each of these situations	Baselines and targets	5-1	Page 5-1
26	x	6.1	Section 6.1	10631(b)(2)	When multiple sources of water supply are identified, describe the management of each supply in relationship to other identified supplies.	System supplies	n/a	Pages 6-1 to 6-25, 6-31
27	x	6.1	Sections 6.1 and 6.2	10631(b)(1)	Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought, including changes in supply due to climate change.	System supplies	n/a	Pages 6-31 to 6-33, and 7-12 to 7-13
28	x	6.2	Section 6.2.2	10631(b)(4)(C)	Indicate whether groundwater is an existing or planned source of water available to the Supplier. If groundwater is identified as an existing or planned source of water… (include) a detailed description and analysis of the location, amount and sufficiency of groundwater pumped by the Supplier for the past five years.	Water supplies and recycled water	6-1	Pages 6-7 to 6-15
29	x	6.2	Section 6.2.2	10631(b)(4)(A)	Indicate whether a groundwater sustainability plan or groundwater management plan has been adopted by the Supplier or if there is any other specific authorization for groundwater management. Include a copy of the plan or authorization.	System supplies	n/a	Pages 6-7, 6-9 to 6-10
30	x	6.2	Section 6.2.2	10631(b)(4)(B)	Describe the groundwater basin.	System supplies	n/a	Pages 6-7 to 6-9
31	x	6.2	Section 6.2.2	10631(b)(4)(B)	Indicate if the basin has been adjudicated and include a copy of the court order or decree and a description of the amount of water the Supplier has the legal right to pump.	System supplies	n/a	Page 6-8
32	x	6.2	Section 6.2.2	10631(b)(4)(B)	For unadjudicated basins… (include) information as to whether DWR has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin…	Water supplies and recycled water	n/a	Page 6-8
33	x	6.2	Section 6.2.2	10631(b)(4)(B)	For unadjudicated basins… describe efforts by the Supplier to coordinate with sustainability or groundwater agencies to achieve sustainable groundwater conditions.	Water supplies and recycled water	n/a	Pages 6-10 to 6-11 and 6-13 to 6-14

Row	Retail (x)	Order	2025 Guidebook Location	CA Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
34	x	6.2	Section 6.2.2.	10631(b)(4)(C)	If groundwater is identified as an existing or planned source of water… (include) a detailed description and analysis of the location, amount and sufficiency of groundwater pumped by the Supplier for the past five years.	System supplies	6-1	Page 6-15
35	x	6.2	Section 6.2.2	10631(b)(4)(D)	Provide a detailed description and analysis of the amount and location of groundwater that is projected to be pumped.	System supplies	6-9	Page 6-32
36	x	6.1	Section 6.1	10631(b)	Identify and quantify the existing and planned sources of water available for 2025, 2030, 2035, 2040, 2045 and optionally 2050.	System supplies	6-8 and 6-9	Pages 6-31 to 6-32
37	x	6.2	Section 6.2.7	10631(c)	Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.	System supplies	n/a	Page 6-25
38	x	6.2	Section 6.2.5	10633(a)	Describe the wastewater collection and treatment systems in the Supplier's service area with quantified amount of collection and treatment and the disposal methods.	System supplies (recycled water)	6-2 and 6-3	Pages 6-19 and 6-20
39	x	6.2	Section 6.2.5	10633(b)	Describe the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.	System supplies (recycled water)	6-3	Page 6-20
40	x	6.2	Section 6.2.5	10633(c)	Describe the recycled water currently being used in the Supplier's service area.	System supplies (recycled water)	6-4	Pages 6-15 to 6-17, and 6-21
41	x	6.2	Section 6.2.5	10633(d)	Describe and quantify the potential uses of recycled water and provide a determination of the technical and economic feasibility of those uses.	System supplies (recycled water)	6-4	Pages 6-15 to 6-17, and 6-21 to 6-22
42	x	6.2	Section 6.2.5	10633(e)	Describe the projected use of recycled water within the Supplier's service area at the end of 5, 10, 15, and 20 years, and describe the actual use of recycled water in comparison to uses previously projected.	System supplies (recycled water)	6-4 and 6-5	Pages 6-23 to 6-24
43	x	6.2	Section 6.2.5	10633(f)	Describe the actions that may be taken to encourage the use of recycled water and the projected results of these actions in terms of acre-feet of recycled water used per year.	System supplies (recycled water)	6-6	Page 6-24
44	x	6.2	Section 6.2.5	10633(g)	Provide a plan for optimizing the use of recycled water in the Supplier's service area.	System supplies (recycled water)	n/a	Page 6-24
45	x	6.2	Section 6.2.6	10631(g)	Describe desalinated water project opportunities for long-term supply.	System supplies	6-7	Page 6-25
46	x	6.2	Section 6.2.10	10631(f)	Describe the expected future water supply projects and programs that may be undertaken by the water Supplier to address water supply reliability in average, single-dry, and for a period of drought lasting five consecutive water years.	System supplies	6-7	Page 6-26
47	x	6.3	Section 6.3 and Appendix O	10631.2(a)	The UWMP must include energy information, as stated in the code, that a Supplier can readily obtain.	System suppliers, energy intensity	O-1B and O-2	Pages 6-34 to 6-36
48	x	7.1	Section 7.1	10634	Provide information on the quality of existing sources of water available to the Supplier and the manner in which water quality affects water management strategies and supply reliability.	Water supply reliability assessment	n/a	Pages 7-7 to 7-8
49	x	7.2	Section 7.2	10635(a)	Service Reliability Assessment: Assess the water supply reliability during normal, dry, and a drought lasting five consecutive water years by comparing the total water supply sources available to the Supplier with the total projected water use over the next 20 years.	Water supply reliability assessment	7-1, 7-2, 7-3, and 7-4	Pages 7-9 to 7-13

Row	Retail (x)	Order	2025 Guidebook Location	CA Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
50	x	7.2	Section 7.2.3	10620(f)	Describe water management tools and options to maximize resources and minimize the need to import water from other regions.	Water supply reliability assessment	n/a	Page 7-14
51	x	7.3	Section 7.3	10635(b)	Provide a drought risk assessment as part of information considered in developing the demand management measures and water supply projects.	Water supply reliability assessment	n/a	Page 7-15
52	x	7.3	Section 7.3	10635(b)(1)	Include a description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive years.	Water supply reliability assessment	n/a	Page 7-15
53	x	7.3	Section 7.3	10635(b)(2)	Include a determination of the reliability of each source of supply under a variety of water shortage conditions.	Water supply reliability assessment	n/a	Pages 7-15 to 7-16
54	x	7.3	Section 7.3	10635(b)(3)	Include a comparison of the total water supply sources available to the Supplier with the total projected water use for the drought period.	Water supply reliability assessment	7-5	Page 7-17
55	x	7.3	Section 7.3	10635(b)(4)	Include considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.	Water supply reliability assessment	n/a	Pages 3-4, 4-11, 6-33 and 7-15
56	x	8	Chapter 8	10632(a)	Provide a water shortage contingency plan (WSCP) with specified elements below.	Water shortage contingency planning	n/a	Appendix D
57	x	8	Chapter 8	10632(a)(1)	Provide an analysis of water supply reliability (from Guidebook Chapter 7) in the WSCP.	Water shortage contingency planning	n/a	Appendix D
58	x	8.2	Section 8.2	10632(a)(2)(A)	Provide the written decision-making process and other methods that the Supplier will use each year to determine its water reliability.	Water shortage contingency planning	n/a	Appendix D
59	x	8.2	Section 8.2	10632(a)(2)(B)	Provide data and methodology to evaluate the Supplier's water reliability for the current year and one dry year pursuant to factors in the code.	Water shortage contingency planning	n/a	Appendix D
60	x	8.3	Section 8.3	10632(a)(3)(A)	Define six standard water shortage levels of 10%, 20%, 30%, 40%, 50% shortage, and greater than 50% shortage. These levels shall be based on supply conditions, including percent reductions in supply, changes in groundwater levels, changes in surface elevation, or other conditions. The shortage levels shall also apply to a catastrophic interruption of supply.	Water shortage contingency planning	n/a	Appendix D
61	x	8.3	Section 8.3	10632(a)(3)(B)	Suppliers with an existing WSCP that uses different water shortage levels must cross reference their categories with the six standard categories.	Water shortage contingency planning	8-1	Appendix D and Page 8-1
62	x	8.4	Section 8.4	10632(a)(4)(A)	Suppliers with WSCPs that align with the defined shortage levels must specify locally appropriate supply augmentation actions.	Water shortage contingency planning	8-2	Appendix D and Pages 8-2
63	x	8.4	Section 8.4	10632(a)(4)(B)	Specify locally appropriate demand reduction actions to adequately respond to shortages.	Water shortage contingency planning	8-3	Appendix D and Pages 8-3 to 8-5
64	x	8.4	Section 8.4	10632(a)(4)(C)	Specify locally appropriate operational changes.	Water shortage contingency planning		Appendix D

Row	Retail (x)	Order	2025 Guidebook Location	CA Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
65	x	8.4	Section 8.4	10632(a)(4)(D)	Specify additional mandatory prohibitions against specific water use practices that are in addition to State-mandated prohibitions are appropriate to local conditions.	Water shortage contingency planning	Table 8-3	Appendix D and Pages 8-3 to 8-5
66	x	8.4	Section 8.4	10632(a)(4)(E)	Estimate the extent to which the gap between supplies and demand will be reduced by implementation of the action.	Water shortage contingency planning	8-2 and 8-3	Appendix D and Pages 8-2 to 8-5
67	x	8.4	Section 8.4.6	10632.5	The UWMP shall include a seismic risk assessment and mitigation plan.	Water shortage contingency plan	n/a	Appendix D
68	x	8.5	Section 8.5	10632(a)(5)(A)	Suppliers must describe that they will inform customers, the public and others regarding any current or predicted water shortages.	Water shortage contingency planning	n/a	Appendix D
69	x	8.5	Section 8.5	10632(a)(5)(B), 10632(a)(5)(C)	Suppliers must describe that they will inform customers, the public and others regarding any shortage response actions triggered or anticipated to be triggered and other relevant communications.	Water shortage contingency planning	n/a	Appendix D
70	x	8.6	Section 8.6	10632(a)(6)	Retail Supplier must describe how it will ensure compliance with and enforce provisions of the WSCP.	Water shortage contingency planning	n/a	Appendix D
71	x	8.7	Section 8.7	10632(a)(7)(A)	Describe the legal authority that empowers the Supplier to enforce shortage response actions.	Water shortage contingency planning	n/a	Appendix D
72	x	8.7	Section 8.7	10632(a)(7)(B)	Provide a statement that the Supplier will declare a water shortage emergency per Water Code Chapter 3. Water Shortage Emergencies.	Water shortage contingency planning	n/a	Appendix D
73	x	8.7	Section 8.7	10632(a)(7)(C)	Provide a statement that the Supplier will coordinate with any city or county within which it provides water for the possible proclamation of a local emergency.	Water shortage contingency planning	n/a	Appendix D
74	x	8.8	Section 8.8	10632(a)(8)(A)	Describe the potential revenue reductions and expense increases associated with activated shortage response actions.	Water shortage contingency planning	n/a	Appendix D
75	x	8.8	Section 8.8	10632(a)(8)(B)	Provide a description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions.	Water shortage contingency planning	n/a	Appendix D
76	x	8.8	Section 8.8	10632(a)(8)(C)	Retail Suppliers must describe the cost of compliance with Water Code Chapter 3.3, Excessive Residential Water Use During Drought.	Water shortage contingency planning	n/a	Appendix D
77	x	8.9	Section 8.9	10632(a)(9)	Retail Suppliers must describe the monitoring and reporting requirements and procedures that ensure appropriate data are collected, tracked, and analyzed for purposes of monitoring customer compliance.	Water shortage contingency planning	n/a	Appendix D
78	x	8.10	Section 8.10	10632(a)(10)	Describe reevaluation and improvement procedures for monitoring and evaluation the WSCP to ensure risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented.	Water shortage contingency planning	n/a	Appendix D
79	x	8.11	Section 8.11	10632(b)	Analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas.	Water shortage contingency planning	n/a	Appendix D
80	x	8.12	Section 8.12	10632(c)	Make available the WSCP to customers and any city or county where it provides water within 30 days after adoption of the plan.	Water shortage contingency planning	n/a	Appendix D

Row	Retail (x)	Order	2025 Guidebook Location	CA Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
81	x	9.1	Sections 9.1	10631(e)(1)	Retail Suppliers shall provide a description of the nature and extent of each demand management measure implemented over the past five years. The description will address specific measures listed in code.	Demand management measures	n/a	Pages 9-1 to 9-10
83	x	10	Chapter 10	10608.26(a)	Retail Suppliers shall conduct a public hearing to discuss adoption, implementation, and economic impact of water use targets (recommended to discuss compliance).	Plan adoption, submittal, and implementation	n/a	Page 10-2
84	x	10.2	Section 10.2.1	10621(b)	Notify, at least 60 days prior to the public hearing, any city or county within which the Supplier provides water that the Supplier will be reviewing the UWMP and considering amendments or changes to the plan.	Plan adoption, submittal, and implementation	10-1	Pages 2-4 to 2-5 and 10-1 to 10-2
85	x	10.4	Section 10.4	10621(e)	Each urban water Supplier shall update and submit its 2025 plan to DWR by July 1, 2026.	Plan adoption, submittal, and implementation	n/a	Page 10-3
86	x	10.2	Sections 10.2.2, 10.3, and 10.5	10642	Provide supporting documentation that the Supplier made the UWMP and WSCP available for public inspection, published notice of the public hearing, and held a public hearing about the UWMP and WSCP.	Plan adoption, submittal, and implementation	n/a	Page 10-1
87	x	10.2	Section 10.2.2	10642	The Supplier is to provide the time and place of the hearing to any city or county within which the Supplier provides water.	Plan adoption, submittal, and implementation	10-1	Page 10-2
88	x	10.3	Section 10.3.2	10642	Provide supporting documentation that the UWMP and WSCP has been adopted as prepared or modified.	Plan adoption, submittal, and implementation	n/a	Appendix G
89	x	10.4	Section 10.4	10644(a)	Provide supporting documentation that the Supplier has submitted their UWMP to the California State Library.	Plan adoption, submittal, and implementation	n/a	Page 10-3
90	x	10.4	Section 10.4	10644(a)(1)	Provide supporting documentation that the Supplier has submitted their UWMP to any city or county within which the Supplier provides water no later than 30 days after adoption.	Plan adoption, submittal, and implementation	n/a	Page 10-3
91	x	10.4	Sections 10.4.1 and 10.4.2	10644(a)(2)	The UWMP, or amendments to the UWMP, submitted to DWR shall be submitted electronically.	Plan adoption, submittal, and implementation	n/a	Page 10-3
92	x	10.7	Section 10.7.2	10644(b)	If revised, submit a copy of the WSCP to DWR within 30 days of adoption.	Plan adoption, submittal, and implementation	n/a	Page 10-4
93	x	10.5	Section 10.5	10645(a)	Provide supporting documentation that, not later than 30 days after filing a copy of its UWMP with DWR, the Supplier has or will make the plan available for public review during normal business hours.	Plan adoption, submittal, and implementation	n/a	Page 10-3
94	x	10.5	Section 10.5	10645(b)	Provide supporting documentation that, not later than 30 days after filing a copy of its WSCP with DWR, the Supplier has or will make the plan available for public review during normal business hours.	Plan adoption, submittal, and implementation	n/a	Page 10-3
95	x	10.6	Section 10.6	10621(c)	If Supplier is regulated by the Public Utilities Commission, include its plan and contingency plan as part of its general rate case filings.	Plan adoption, submittal, and implementation	n/a	n/a

APPENDIX B

DWR 2025 Urban Water Management Plan Tables

Submittal Table 2-1 Retail: Public Water Systems			
Public Water System Number	Public Water System Name	Number of Municipal Connections 2025	Volume of Water Supplied 2025 (AF)
Add additional rows as needed			
CA0110008	City of Pleasanton	22,370	12,663
	Total	22,370	12,663
DWR NOTES: **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.			
NOTES:			

Submittal Table 2-2: Plan Identification		
Select One	**Type of Plan**	**Name of Regional Alliance or RUWMP** (Drop Down List)
☑	**Individual UWMP**	
	If Water Supplier is also a member of a SB X7-7 Regional Alliance, select name from the drop-down.	
☐	**Regional Urban Water Management Plan (RUWMP)**	
	If Supplier selected RUWMP, select name from the drop-down.	
NOTES:		

Submittal Table 2-3: Supplier Identification	
Type of Supplier (select one or both)	
☐	Supplier is a wholesale supplier
☑	Supplier is a retail supplier
Fiscal or Calendar Year (select one)	
☑	UWMP Tables are in calendar years
☐	UWMP Tables are in fiscal years
If using fiscal years provide month and date that the fiscal year begins (mm/dd)	
Units of measure used in UWMP (Select from the drop down list).	
Unit	AF
DWR NOTES: **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Submittal Table 2-3.	
NOTES:	

Submittal Table 2-4 Retail: Water Supplier Information Exchange **Water Code Section 10631(h)**
The retail Supplier has informed the following wholesale supplier(s) of projected water use.
Wholesale Water Supplier Name
Add additional rows as needed
Zone 7 Water Agency (Zone 7)
NOTES:

Submittal Table 3-1 Retail: Population - Current and Projected Water Code Section 10631(a)					
Population Served	2025	2030	2035	2040	2045
	77,232	79,395	84,202	89,024	94,407

NOTES:
(a) 2025 population per DOF estimates for the City of Pleasanton (DOF, 2025b)
(b) Population projections were adapted from ABAG's Plan Bay Area 2040 population projections, and the City's 2024 WDSCMP (ABAG, 2017; and Pleasanton, 2024).

Submittal Table 4-1 Retail: Total Uses for Potable and Non-Potable Water — Actual Water Code Section 10631(d)(1)			
Use Type	Additional Description (as needed)	2025 Actual Water Use	
Drop down list May select each use multiple times These are the only use types that will be recognized by the WUEdata online submittal tool		**Potable or Non-Potable** (OPTIONAL) Drop down list	Volume (AF)
Add additional rows as needed			
Single Family		Potable	6,251
Multi-Family		Potable	1,320
Commercial		Potable	1,379
Industrial		Potable	44
Landscape	Irrigation with Potable Water	Potable	2,392
Landscape	Irrigation with Recycled Water	Non-Potable	1,073
Distribution System Water Loss		Potable	1,277
		Subtotal Potable	12,663
		Subtotal Non-Potable	1,073
		Total	13,736

DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.

NOTES:

(a) Landscape water use is separated based on whether demands were met by Pleasanton's potable water supply or recycled water supply.

(b) Distribution System Water Loss refers to real and apparent water losses from Pleasanton's potable water distribution system. Water losses from the recycled water distribution system are included in the reported recycled water Landscape use.

(c) Though a minor amount of recycled water is used for dual-plumbed buildings and construction, the volume is too low to show meaningful measure.

Submittal Table 4-2 Retail: Total Uses for Potable, and Non-Potable Water — Projected
Water Code Section 10631(d)(1)

Use Type	Additional Description (as needed)	Projected Water Use (Report To the Extent that Records are Available)				
Drop down list May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool		**Potable or Non-Potable** (OPTIONAL) Drop down list	**2030 (AF)**	**2035 (AF)**	**2040 (AF)**	**2045 (AF)**
Add additional rows as needed.						
Single Family		Potable	7,351	7,481	7,612	7,758
Multi-Family		Potable	1,623	1,806	1,991	2,197
Commercial		Potable	1,610	1,610	1,610	1,610
Industrial		Potable	64	93	121	153
Landscape	Irrigation with Potable Water	Potable	2,989	3,430	3,873	4,367
Landscape	Irrigation with Recycled Water	Non-Potable	1,242	1,273	1,305	1,340
Distribution System Water Loss		Potable	1,522	1,595	1,667	1,748
		Subtotal Potable	15,159	16,015	16,874	17,832
		Subtotal Non-Potable	1,242	1,273	1,305	1,340
		Total	16,401	17,288	18,178	19,172

DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.

NOTES:

(a) Landscape water use is separated based on whether demands were met by Pleasanton's potable water supply or recycled water supply.

(b) Distribution System Water Loss refers to real and apparent water losses from Pleasanton's potable water distribution system. Water losses from the recycled water distribution system are included in the reported recycled water Landscape use.

(c) Though a minor amount of recycled water is used for dual-plumbed buildings and construction, the volume is too low to show meaningful measure.

Submittal Table 4-3 Retail: Inclusion in Water Use Projections Water Code Section 10631 (a), 10631 (d)(4)(A), and 10631 (d)(4)(B)	
Are Future Water Savings Included in Projections? **Drop down list (y/n)**	No
If "Yes" to above, **state the section or page number**, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found. ***Optional*** Suppliers may complete Optional Submittal Table 4-4 R to quantify the expected savings.	
Are Lower Income Residential Demands Included In Projections? **Drop down list (y/n)**	Yes
Optional If the method for accounting Lower Income Residential Demands has been included, provide page number where this accounting can be found.	4-10
DWR NOTES: Additional guidance is provided in Appendix K.	
NOTES:	

Optional Submittal Table 4-4 Retail: Passive Water Savings Projections Water Code Section 10631(d)(4)(A)					
Description (Codes, Standards, Ordinances, or Plans)	Passive savings				
	2030 (AF)	**2035 (AF)**	**2040 (AF)**	**2045 (AF)**	**2050 opt (AF)**
Add additional rows as needed					
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.					
NOTES:					

Submittal Table 4-5 Retail: Water Loss Audit Reporting Water Code Section 10631(d)(3)(A)		
Public Water System ID # Reported in Table 2-1 R	Reporting Period	Submitted to DWR Water Loss Audit Program (yes/no)
Report submittal status for all five years for each Public Water System as available. Add rows as needed		
CA0110008	**2020**	Yes
	2021	Yes
	2022	Yes
	2023	Yes
	2024	Yes
DWR NOTES: Suppliers will provide a link to the WUEdata submittals of their Water Loss Audit Reports.		
NOTES:		

Submittal Table 4-6 Retail: Progress Towards 2028 Water Loss Standard
Water Code Section 10631(d)(3)(C)

Public Water System ID # Reported in Submittal Table 2-1 R	Did the Water Board Calculate a Water Loss Standard for this Public Water System? (y/n) If no, Supplier will not complete this row.	Real Water Loss					Apparent Water Loss				
		State Water Board Standard		Most Recent AWWA Water Loss Audit			State Water Board Standard		Most Recent AWWA Water Loss Audit		
		2028 Real Water Loss Standard per Unit per day	Units for Real Water Loss Drop down list	Number of Units (Connections or Miles corresponding with units selected)	Volume of Total Real Loss (from AWWA Water Loss Audit) (AF)	Real Water Loss Per Unit per Day	2028 Apparent Water Loss Standard per Unit per Day	Units for Apparent Water Loss	Number of Connections	Volume of Total Apparent Loss (from AWWA Water Loss Audit) (AF)	Apparent Water Loss Per Unit per Day
Add additional rows as needed.											
CA0110008	Yes	18.8	Gallons per Service Connection per Day (GPSCD)	22,358	862	34.4	13.3	Gallons per Service Connection per Day (GPSCD)	22,358	310	12.4

Water Board's Calculated Water Loss Standards

DWR NOTES: Units of measure (AF, CCF, MG) for Water Loss **MUST** remain consistent with units reported in Submittal Table 2-3. The units reported in Submittal Table 2-3 are used in this table's calculations.

NOTES:
(a) Provided by SWRCB: https://www.waterboards.ca.gov/conservation/docs/waterlosscontrol/standards-released.xlsx
(b) GPSCD = Gallons per Service Connection per Day.
(c) Sourced from Pleasanton's 2024 American Water Works Association AWWA Water Audit Report.

Submittal Table 5-1 Retail: SB X7-7 2020 Target Progress Water Code Section 10608.40						
☐	Check the box if the Supplier was not an Urban Water Supplier during or before the 2020 UWMP reporting cycle. Proceed to the next table.					
Was Supplier part of a merger or consolidation since 2020?	Regional Alliance Target or Individual Target? Drop down list	2020 Target	Actual 2020 GPCD	Did Supplier Achieve Targeted Reduction for 2020?	Only for suppliers that did not meet the Target in 2020 See DWR NOTES below.	
					Actual 2025 GPCD (From SB X7-7 Compliance Form)	Did Supplier meet the 2020 Target in 2025?
No	Individual Target	197	159	Yes		NA

DWR NOTES:
Suppliers calculating a 2025 GPCD will need to complete and submit SB X 7-7 Compliance Tables to verify the use of SB X7-7 Methodologies.
Suppliers that were part of a merger or consolidation since 2020 see Chapter 5 and Appendix P for guidance.
NA=Not Applicable

NOTES:

Submittal Table 6-1 Retail: Groundwater Volume Pumped Water Code Section 10631(4) and 10631(4)(c)							
☐	Check the box if the Supplier does not pump groundwater. Proceed to the next table.						
☐	Check the box if all or part of the groundwater described below is desalinated. (OPTIONAL)						
Groundwater Type **Drop Down List** May use each category multiple times	Potable or Non-Potable (OPTIONAL) **Drop down list**	Location or Basin Name	2021 (AF)	2022 (AF)	2023 (AF)	2024 (AF)	2025 (AF)
Add additional rows as needed							
Alluvial Basin	Potable	Livermore Valley Groundwater Basin	3,332	2,449	10	4	3
		Total	3,332	2,449	10	4	3
DWR NOTES: **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.							
NOTES							

Submittal Table 6-2 Retail: Wastewater Collected Within Service Area Water Code Section 10633(a)				
☐	Check the box if there is no wastewater collection system. Proceed to the next table.			
	Percentage of 2025 service area served by wastewater collection system (OPTIONAL)			
	Percentage of 2025 service area population served by wastewater collection system (OPTIONAL)			
Wastewater Collection			**Recipient of Collected Wastewater**	
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated? OPTIONAL **Drop Down List**	Volume of Wastewater Collected from UWMP Service Area 2025 (AF)	Name of Wastewater Treatment Plant (WWTP) and Place ID Number **Drop down list**	Is WWTP Located Within UWMP Area? **Drop Down List**
Add additional rows as needed				
City of Pleasanton	Metered	6,442	Dublin San Ramon SD WWTP, Place ID 220792	Yes
City of Pleasanton (Ruby Hills Development)	Estimated	280	City of Livermore Water Reclamation Plant, Place ID	No
Total Wastewater Received from UWMP Service Area in 2025:		6,722		
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3. **Additional Guidance**: See Appendix M, Section M.21 for detailed guidance on this table.				
NOTES:				

Submittal Table 6-3 Retail: Wastewater Treatment and Outcomes Within UWMP Service Area
Water Code Section 10633(b)

☐ **Check the box if no wastewater is treated or disposed of within the UWMP service area.**
Proceed to the next table.

Wastewater Treatment Plant Name and Place ID Number **Drop down list**	Does This Plant Treat Wastewater Generated Outside the UWMP Service Area? (OPTIONAL) **Drop down list**	2025 Volume of Wastewater Received from UWMP Service Area (As Reported in Submittal Table 6-2 R) (AF)	Total 2025 Volume of Water Treated (AF)	2025 Outcomes of Treated Wastewater										
				Water Recycled Within UWMP Service Area (enter data as applicable)		**Water Recycled Outside of UWMP Service Area** (enter data as applicable)		**Effluent Discharge that is not a Permitted Recycled Water Use** (enter data as applicable)		**Required Discharge for Instream Flow** (enter data as applicable)		**Delivered to Another Entity for Additional Treatment** (enter data as applicable)		
				Treatment Level **Drop down list**	Volume (AF)	Treatment Level **Drop down list**	Volume (AF)	Treatment Level **Drop down list**	Volume (AF)	Treatment Level **Drop down list**	Volume (AF)	Treatment Level **Drop down list**	Volume (AF)	Name of other entity
Add additional rows as needed														
Dublin San Ramon SD WWTP, Place ID 220792	Yes	6442	13,500	Tertiary	983	Tertiary	3,397	Secondary, Undisinfected	8323		0		0	
Total		6,442	13,500		983		3,397		8,323		0		0	

DWR NOTES:
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.
IPR: Indirect Potable Reuse would have the treatment level of its end use requirement in the Level of Treatment drop-down.
Additional Guidance: See Appendix M, Section M.21 for detailed guidance on this table.

NOTES:
(a) The volume of total treated water is greater than the sum of the wastewater treatment outcomes. As noted in the DWR 2025 UWMP Guidebook, this is often the case because of biosolids removal and treatment losses.

Submittal Table 6-4 Retail: Recycled Water Direct Beneficial Uses Within Service Area
Water Code Section 10633 (c),(d),(e)

☐	Check box if recycled water is not used and is not planned for use within the service area of the supplier. The supplier will only complete the column on "Potential Recycled Water Use" and submit an accompanying narrative on the feasibility of that potential recycled water use.

Name(s) of Facility/ies Producing (Treating) the Recycled Water (OPTIONAL) :	DSRSD RWTF
Name of Supplier Operating the Recycled Water Distribution System (OPTIONAL) :	City of Pleasanton
Volume of Supplemental Water Added in 2025 (OPTIONAL) :	
Source of 2025 Supplemental Water (OPTIONAL) :	

Use Type **Drop down list**	**Potable or Non-Potable** (after treatment if treated) (OPTIONAL) Drop down list	Additional Information (as needed)	2025 (AF)	2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)	**Potential Recycled Water Use**	
								Volume	Narrative page number (OPTIONAL)
Add additional rows as needed									
Landscape irrigation (exc golf courses)	Non-Potable		1072	1241	1272	1304	1339		
Other (Description Required)	Non-Potable	Dual Plumbing	1	1	1	1	1		
Other (Description Required)	Non-Potable	Construction uses	0	0	0	0	0		
		Subtotal Potable	0	0	0	0	0	0	
		Subtotal Non-Potable	1,073	1,242	1,273	1,305	1,340	0	
		Total	1073	1242	``	1305	1340	0	

DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.
Additional Guidance: See Appendix M, Section M.21 for detailed guidance on this table.
Potential recycled water use: a description of the feasibility of these uses must be included in the narrative.
Multiple Producers: If you have multiple recycled water producers, submit a separate table for each.

NOTES:
(a) Pleasanton's dual plumbing connection is expected to continue to contribute approximately 1 AFY of demand
(b) Pleasanton's two construction connections are expected to continue to contribute less than 0.5 AFY of demand, which is rounded down to 0 AF .

Submittal Table 6-5 Retail: 2020 UWMP Recycled Water Use Projection Compared to 2025 Actual
Water Code Section 10633(e)

☐	Check the box if recycled water was not used in 2025 nor previously projected for use in 2020. Proceed to the next table.

Use Type Drop Down list	2020 Projection for 2025 (AF)	2025 Actual Use (AF)
Add additional rows as needed		
Landscape irrigation (exc golf courses)	1,500	1,072
Other (Description Required)		1
Other (Description Required)		0
Total	1,500	1,073

DWR NOTES:
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure reported in Submittal Table 2-3
Additional Guidance: See Appendix M, Section M.21 for detailed guidance on this table.

NOTES:
(a) Pleasanton's one dual plumbing connection contributed approximately 1 AF of demand in 2025.
(b) Pleasanton's two construction connections only accounted for 0.1 AF in 2025, which is rounded down to 0 AF in the DWR reporting tables.

Submittal Table 6-6 Retail: Methods to Encourage Future Recycled Water Use Water Code Section 10633(f)			
☐	Check the box if the Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation.		
	Provide page location of narrative in the UWMP		
Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use (AF)
Add additional rows as needed			
Financial Incentives	Price recycled water at reduced potable rates; Reduced connection fees for new recycled water meters	Ongoing	112
Conditional Requirement for Development Projects	All landscape irrigation meters will be converted to recycled water along recycled water distribution system	Ongoing	0
		Total (AF)	112
		Unit Conversion to AF	112

DWR NOTES:

Units of measure (AF, CCF, MG) MUST remain consistent with units reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.

The unit conversion to Acre Feet addresses the Water Code's requirement that this value be provided in acre-feet.

NOTES:

Submittal Table 6-7 Retail: Expected Future Water Supply Projects or Programs Water Code Section 10631(f)							
☑	Check the box if there are no expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Proceed to the next table.						
☐	Check the box if some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.						
	Provide page location of narrative in the UWMP						
Name of Future Projects or Programs	Joint Project with other suppliers?		Additional Description (as needed)	**Potable or Non-Potable** (after treatment if treated) (OPTIONAL) Drop Down list	Planned Implementation Year	Planned for Use in Year Type **Drop Down List**	Expected Increase in Water Supply to Supplier (This may be a range) (AF)
	Drop Down List (yes/no)	If Yes, Supplier Name					
Add additional rows as needed							
DWR NOTES: **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure reported in Submittal Table 2-3.							
NOTES:							

Submittal Table 6-8 Retail: Water Supplies — Actual Water Code Section 10631(b)				
Water Supply		**2025**		
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool	Additional Description (as needed)	**Potable or Non-Potable** (after treatment if treated) (OPTIONAL) Drop Down list	Actual Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)
Add additional rows as needed				
Purchased or Imported Water	Zone 7 Wholesale Water	Potable	12,660	--
Groundwater (not desalinated)	Local groundwater from Livermore Valley Basin	Potable	3	3,500
Recycled Water	DSRSD RWTF and LWRP	Non-Potable	1,073	--
		Subtotal Potable	12,663	3,500
		Subtotal Non-Potable	1,073	0
		Total	13,736	3,500

DWR NOTES:

Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.

Total Entitlement: e.g. Water Right, Groundwater Allocation, Contracted Amount.

NOTES:

Optional **Table 6-8DS: Source Water Desalination by Urban Water Supplier**											
☑	Check the box if the Supplier does not reduce salinity in either groundwater or surface water prior to distribution.										
Desalination Facility **Drop Down list**	Plant Capacity	Intake Type **Drop down list**	Source Water Type **Drop down list**	Influent TDS	Brine Discharge **Drop down list**	Volume of Water Desalinated					Name(s) of Agencies that Receive this Water
						2021 (AF)	**2022 (AF)**	**2023 (AF)**	**2024 (AF)**	**2025 (AF)**	
Add additional rows as needed											
					Total	0	0	0	0	0	
DWR NOTES: **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the units of measure reported in Submittal Table 2-3.											
NOTES:											

Submittal Table 6-9 Retail: Water Supplies — Projected
Water Code Section 10631 (b)

Water Supply	Additional Detail on Water Supply	Potable or Non-Potable (after treatment if treated) (OPTIONAL) Drop Down list	Projected Water Supply (Report to the Extent Practicable)									
			2030		2035		2040		2045		2050 (opt)	
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool			Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)
Add additional rows as needed												
Purchased or Imported Water	Wholesale Water	Potable	11,659		12,515		13,374		14,332			
Groundwater (not desalinated)	Livermore Valley Basin	Potable	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500		
Recycled Water	DSRSD RWTF and City of Livermore WRP	Non-Potable	1,242		1,273		1,305		1,340			
		Subtotal Potable	15,159	3,500	16,015	3,500	16,874	3,500	17,832	3,500	0	0
		Subtotal Non-Potable	1,242	0	1,273	0	1,305	0	1,340	0	0	0
		Total	16,401	3,500	17,288	3,500	18,178	3,500	19,172	3,500	0	0

DWR NOTES:
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.
Total Entitlement: e.g. Water Right, Groundwater Allocation, Contracted Amount.

NOTES:

Optional Submittal Table O-1B: Recommended Energy Reporting - SINGLE DELIVERY PRODUCT - TOTAL UTILITY APPROACH

Water Delivery Product drop down list (If delivering more than one type of product recommend using Table O-1C)	Retail Potable Deliveries	**Only for Water Delivery Products Under the Urban Water Supplier's Operational Control**		
Start Date of Reporting Period	1/1/2025	**Sum of All Water Management Processes**	**Non-Consequential Hydropower**	
End Date of Reporting Period	12/31/2025			
Is upstream embedded energy in the values reported?	No			
Units of Measure for Water	(AF)	**Total Utility** See DWR NOTES	**Hydropower**	**Net Utility**
Volume of Water Entering Process		12,663		12,663
Energy Consumed (kWh)		1,238,681		1,238,681
Energy Intensity (kWh/vol. converted to MG)		300	-	300

DWR NOTES:

Total Utility: The volume of water entered in the "Total Utility" column should equal the volume of water entering the distribution system (excluding recycled water); in most cases, this is the total volume calculated in UWMP Table 4-1: 2025 Actual Total Uses for Potable and Non-Potable Water. Note if recycled water is included in your Submittal Table 4-1, you must exclude it from your volume in this table.

Quantity of Self-Generated Renewable Energy

100,883 kWh

Data Quality (Estimate, Metered Data, Combination of Estimates and Metered Data)

Metered Data

Data Quality Narrative:

Data is provided by the City from flow meters in the water distribution system and electric meters at its water facilities

Narrative:

Water management processes consuming energy include distribution/pumping, storage tank operations and groundwater pumping and treatment. At one of its wells, the City has photovoltaic solar panels that generate renewable energy. The amount of energy that Zone 7 requires to treat raw water and deliver potable water to the City is excluded

NOTES:

Optional Submittal Table O-2: Recommended Energy Reporting - WASTEWATER AND RECYCLED WATER					
Start Date of Reporting Period	1/1/2025	**Only for Water Delivery Products Under the Urban Water Supplier's Operational Control**			
End Date of Reporting Period	12/31/2025				
Is upstream embedded energy in the values reported?	No	**Water Management Process**			
Units of Measure for Water	(AF)	**Collection / Conveyance**	**Treatment**	**Discharge / Distribution**	**Total**
Volume of Wastewater Entering Process (volume units selected above)		6,722			6,722
Wastewater Energy Consumed (kWh)		369,242			369,242
Wastewater Energy Intensity (kWh/volume converted to MG)		0	0	0	0
Volume of Recycled Water Entering Process (volume units selected above)				1,073	1,073
Recycled Water Energy Consumed (kWh)				120,157	120,157
Recycled Water Energy Intensity (kWh/volume converted to MG)		0	0	0	0

Quantity of Self-Generated Renewable Energy related to recycled water and wastewater operations

kWh

Data Quality (drop down)

Metered Data

Data Quality Narrative:

Data is provided by the City from flow meters in the water distribution system and electric meters at its water facilities

Narrative:

Pleasanton operates its own wastewater collection system and recycled water distribution system but does not provide treatment.

NOTES:

Optional Submittal Table 7-1 Retail: Basis of Water Year Data (Reliability Assessment)			
Year Type	**Base Year** If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 2024-2025, use 2025	**Available Supplies if Year Type Repeats**	
		☑	Check the box if quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. **Location:** Table 7-2 and Table 7-3
		Quantification of available supplies is provided in this table as either volume only, percent only, or both.	
		Volume Available (AF)	**% of Average Supply**
Average Year			100%
Single-Dry Year			
Consecutive Dry Years 1st Year			
Consecutive Dry Years 2nd Year			
Consecutive Dry Years 3rd Year			
Consecutive Dry Years 4th Year			
Consecutive Dry Years 5th Year			

DWR NOTES: Supplier may use multiple versions of Submittal Table 7-1 R if different water sources have different base years and the supplier chooses to report the base years for each water source separately. If a Supplier uses multiple versions of Submittal Table 7-1 R, in the "Note" section of each submittal table, state that multiple versions of Submittal Table 7-1 R are being used and identify the particular water source that is being reported in each submittal table.
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table reports the units of measure reported in Submittal Table 2-3.

NOTES:

Submittal Table 7-2 Retail: Normal Year Supply and Use Comparison Water Code Section 10635 (a)					
	2030 (AF)	**2035 (AF)**	**2040 (AF)**	**2045 (AF)**	**2050 (AF)**
Supply totals (autofill from Submittal Table 6-9 R)	16,401	17,288	18,178	19,172	0
Use totals (autofill from Submittal Table 4-2 R)	16,401	17,288	18,178	19,172	0
Surplus/(shortfall)	0	0	0	0	0
OPTIONAL Planned WSCP Actions					
WSCP - supply augmentation benefit					
WSCP - use reduction savings benefit					
Revised Surplus/(shortfall)					
DWR NOTES : Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.					
NOTES:					

Submittal Table 7-3 Retail: Single Dry Year Supply and Use Comparison Water Code Section 10635(a)					
	2030 (AF)	**2035 (AF)**	**2040 (AF)**	**2045 (AF)**	**2050 (AF)**
Supply totals	16,401	17,288	18,178	19,172	
Use totals	16,401	17,288	18,178	19,172	
Surplus/(shortfall)	0	0	0	0	
OPTIONAL Planned WSCP Actions					
WSCP - supply augmentation benefit					
WSCP - use reduction savings benefit					
Revised Surplus/(shortfall)					
DWR NOTES : Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.					
NOTES					

Submittal Table 7-4 Retail: Multiple Dry Years Supply and Use Comparison Water Code Section 10635(a)						
		2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)	2050 (AF)
First year	Supply totals	16,401	17,288	18,178	19,172	
	Use totals	16,401	17,288	18,178	19,172	
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL Planned WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
Second year	Supply totals	16,401	17,288	18,178	19,172	
	Use totals	16,401	17,288	18,178	19,172	
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
Third year	Supply totals	16,401	17,288	18,178	19,172	
	Use totals	16,401	17,288	18,178	19,172	
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL Planned WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
Fourth year	Supply totals	16,401	17,288	18,178	19,172	
	Use totals	16,401	17,288	18,178	19,172	
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL Planned WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
Fifth year	Supply totals	16,401	17,288	18,178	17,212	
	Use totals	16,401	17,288	18,178	19,172	
	Surplus/(shortfall)	0	0	0	(1,960)	0
	OPTIONAL Planned WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit	0	0	0	1,960	
	Revised Surplus/(shortfall)	0	0	0	0	

DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.

NOTES:

While this reliability assessment is prepared based on the prescribed approach in DWR's 2025 Guidebook, the City anticipates that it would implement WSCP in earlier years of drought.

Submittal Table 7-5 Retail: Five-Year Drought Risk Assessment Water Code Section 10635(b)(3)	
2026	**Total**
Total Water Use (AF)	14,269
Total Supplies (AF)	14,269
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
2027	**Total**
Total Water Use (AF)	14,802
Total Supplies (AF)	14,802
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
2028	**Total**
Total Water Use (AF)	15,335
Total Supplies (AF)	15,335
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
2029	**Total**
Total Water Use (AF)	15,868
Total Supplies (AF)	15,868
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
2030	**Total**
Total Water Use (AF)	16,401
Total Supplies (AF)	16,401
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.	
NOTES:	

Submittal Table 8-1: Cross-reference for Standard vs Supplier Shortage Levels Water Code Section 10632(a)(3)(B)			
☑	Check the box if the Supplier uses the Standard six levels of water shortage. Proceed to the next table.		
Standard Shortage Levels	**Percent Shortage Range**	**Suppliers Shortage Levels**	**Percent Shortage Range**
1	Up to 10%		
2	Up to 20%		
3	Up to 30%		
4	Up to 40%		
5	Up to 50%		
6	>50%		
NOTES:			

Submittal Table 8-2 Retail: Supply Augmentation and Other Actions Water Code Section 10632(a)(4)(A),(C) and (E)				
Yes	Is the Supplier completing this table using the standard six levels? (yes/no)			
Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier **Drop down list** These are the only categories that will be accepted by the WUEdata online submittal tool	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)
		Volume or Percentage Drop down	Shortage Gap Reduction Value (May be a range) (AF)	
Add additional rows as needed				
1	No action taken			
2	No action taken			
3	No action taken			
4	No action taken			
5	No action taken			
6	Stored emergency supply		Up to the shortage gap	Request for the expansion of GPQ from Zone 7.
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.				
NOTES:				

Submittal Table 8-3 Retail: Demand Reduction Actions Water Code Section 10632(a)(4)(B),(D), and (E)					
Yes	Is the Supplier completing this table using the standard six levels? (yes/no)				
Shortage Level	Demand Reduction Actions **Drop down list** These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)	Penalty, Charge, or Other Enforcement? **For Retail Suppliers Only** Drop Down List
		Volume or Percentage Drop down	Shortage Gap Reduction Value (May be a range) (%)		
1	Landscape - Restrict or prohibit runoff from landscape irrigation	Percentage	15-20%	PMC 9.30.080 A.1, 2, 6, 9, 10, 13. - Prohibit Irrigation with Potable Water in a Manner that causes Runoff (including prohibition of irrigation outside of the hours 9pm - 6 am or during and 48 hours after measurable rainfall)	No
1	Other - Prohibit use of potable water for washing hard surfaces	Percentage	<1%	PMC 9.30.080 A.3. - Prohibit Use of Potable Water to Wash Sidewalks and Driveways; Prohibit the Use of Potable Water for Street Washing	No
1	Other - Require automatic shut of hoses	Percentage	<1%	PMC 9.30.080 A.4. - Require Shut-Off Nozzles on Hoses for Vehicle Washing	No
1	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Percentage	<1%	PMC 9.30.080 A.5. - Require Repair of all Leaks within 24 hours	No
1	CII - Restaurants may only serve water upon request	Percentage	<1%	PMC 9.30.080 A.7. - Prohibit Serving Drinking Water other than upon Request in Eating or Drinking Establishments	No
1	CII - Lodging establishment must offer opt out of linen service	Percentage	<1%	PMC 9.30.080 A.8. - Provide Linen Service Opt Out Options	No
1	Pools and Spas - Require covers for pools and spas	Percentage	<1%	PMC 9.30.080 A.11. - Require Pool Covers	No
1	Water Features - Restrict water use for decorative water features, such as fountains	Percentage	<1%	PMC 9.30.080 A.12. - Prohibit Potable Water Use for Decorative Water Features that do not Recirculate Water	No
1	Expand Public Information Campaign	Percentage	<1%	Agency Action - Gardening Workshops; Establish Drought Hotline; School Education Program; Media Campaign, Newspaper Articles, Website; Promote Water Conservation / Rebate Programs; Water Efficiency Workshops, Public Events; Water Bill Inserts; Home or Mobile Water Use Reports	No
1	Adjust Customer Billing	Percentage	<1%	Agency Action - Move to Monthly Metering / Billing	No
1	Reduce System Water Loss	Percentage	0-2%	Agency Action - Reduce Distribution System Pressures; Promote / Expand Use of Recycled Water; Audit and Reduce System Water Loss; Establish Retrofit on Resale Ordinance	No
2	Landscape - Other landscape restriction or prohibition	Percentage	<1%	PMC 9.30.080 B.2. - Outdoor irrigation of lawn and ornamental landscaping limits (one day / week November-February; no more than three non-consecutive days per	Yes
2	Expand Public Information Campaign (Enhanced)	Percentage	<1%	PMC 9.30.080 B.3. & Agency Action - Commercial customer requirements for conservation messaging and expanded public education program	No
2	Other - Prohibit use of potable water for construction activities	Percentage	<1%	PMC 9.30.080 A.4. - Prohibit use of potable water for construction activities	No

Submittal Table 8-3 Retail: Demand Reduction Actions Water Code Section 10632(a)(4)(B),(D), and (E)					
Yes	Is the Supplier completing this table using the standard six levels? (yes/no)				
Shortage Level	Demand Reduction Actions **Drop down list** These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)	Penalty, Charge, or Other Enforcement? **For Retail Suppliers Only** Drop Down List
		Volume or Percentage Drop down	Shortage Gap Reduction Value (May be a range) (%)		
3	Landscape - Limit landscape irrigation to specific days	Percentage	0-5%	PMC 9.30.080 C.2. - Outdoor irrigation of lawn and ornamental landscaping shall be limited to one day per week November through February, and no more than two non-consecutive days per week March through October.	Yes
3	CII - Commercial kitchens required to use pre-rinse spray valves	Percentage	<1%	PMC 9.30.080 C.3. - Restaurant kitchens shall be equipped with low-flow rinse nozzles.	Yes
3	Decrease Line Flushing	Percentage	<1%	Agency Action - Decrease Frequency and Length of Line Flushing	Yes
3	Implement or Modify Drought Rate Structure or Surcharge	Percentage	0-5%	Agency Action - Implement Drought Rate Structure	Yes
4	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Percentage	<1%	PMC 9.30.080 D.2. - Prohibit Vehicle Washing Except with Recycled Water; Wash Car at Facility that Recycles the Water	Yes
4	Landscape - Limit landscape irrigation to specific days	Percentage	0-5%	PMC 9.30.080 D.3. - Outdoor watering restrictions for all customers. Single-family residential: hand-watering using a hose with a positive shut-off nozzle, drip, or subsurface irrigation on two non-consecutive days per week. All other customers	Yes
4	Offer Water Use Surveys	Percentage	<1%	Agency Action - Conduct CII Surveys Targeting High Water Users; Conduct Irrigation Account Surveys; Conduct Water Use Surveys Targeting High Water Users	Yes
5	Other water feature or swimming pool restriction	Percentage	<1%	PMC 9.30.080 E.2. - Prohibit Filling of Pools	Yes
5	Landscape - Prohibit certain types of landscape irrigation	Percentage	<1%	PMC 9.30.080 E.3. - Prohibit use of potable water for decorative ponds, basins, lakes, waterways, and fountains.	Yes
6	Landscape - Prohibit certain types of landscape irrigation	Percentage	0-5%	The irrigation of turf or lawn using potable water is prohibited. All water customers, with the exception of commercial nurseries, golf courses, sport fields, and other water dependent industries, shall be limited in the use of all other non-lawn area watering to hand-watering from a container of less than five-gallon capacity on no more than two days per week. The aforementioned water dependent industries shall work with city staff under the direction of the director to develop an approved irrigation schedule.	Yes
6	Other	Percentage	<1%	Laundromats are prohibited from using non-efficient washing machines.	No
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.					
NOTES: Actions listed in PMC §9.30.100 are listed by the closest available demand reduction action in the DWR reporting table dropdown list.					

Submittal Table 10-1 Retail: Notification to Cities and Counties Water Code Section 10621(b) and 10642		
City Name	60 Day Notice **Drop Down (yes/no)**	Notice of Public Hearing **Drop Down (yes/no)**
Add additional rows as needed		
City of Pleasanton	Yes	Yes
County Name **Drop Down List**	60 Day Notice **Drop Down (yes/no)**	Notice of Public Hearing **Drop Down (yes/no)**
Add additional rows as needed		
Alameda County	Yes	Yes

NOTES:
(a) This table lists only the cities and counties that the City is required to notify. See text for list of other cities, agencies, and stakeholders notified.

APPENDIX C

Demonstration of Reduced Delta Reliance

ZONE 7 WATER AGENCY

Reduced Reliance on the Delta

DRAFT | April 2026
EKI C20037.04

Reduce Reliance on the Delta

Zone 7 Water Agency

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The purpose of this document is to demonstrate compliance with the Sacramento-San Joaquin Delta Reform Act of 2009. The Sacramento-San Joaquin Delta Reform Act of 2009 is described below, followed by an analysis of Zone 7 Water Agency's (Zone 7) reduced reliance in accordance with State protocols and expected outcomes for reduced reliance on the Delta.

1 SACRAMENTO-SAN JOAQUIN DELTA REFORM ACT OF 2009

Under the Sacramento-San Joaquin Delta Reform Act of 2009, state and local public agencies proposing a "covered action" in the Sacramento-San Joaquin Delta (Delta) must submit a written certification of consistency to the Delta Stewardship Council as to whether the covered action is consistent with applicable Delta Plan policies. Covered actions include a multi-year water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Delta. Anyone may appeal a certification of consistency, and if the Delta Stewardship Council grants the appeal, the covered action may not be implemented until the agency proposing the covered action submits a revised certification of consistency, and either no appeal is filed, or the Delta Stewardship Council denies the subsequent appeal.

An urban water supplier that anticipates participating in or receiving water from a proposed covered action is required to provide information in their 2015 and subsequent Urban Water Management Plans (UWMPs) that can then be used in the covered action process to demonstrate consistency with Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (WR P1).

WR P1 details what is needed for a covered action to demonstrate consistency with reduced reliance on the Delta and improved regional self-reliance. WR P1 subsection (a) states that:

(a) Water shall not be exported from, transferred through, or used in the Delta if all of the following apply:
(1) One or more water suppliers that would receive water as a result of the export, transfer, or use have failed to adequately contribute to reduced reliance on the Delta and improved regional self-reliance consistent with all of the requirements listed in paragraph (1) of subsection (c);
(2) That failure has significantly caused the need for the export, transfer, or use; and
(3) The export, transfer, or use would have a significant adverse environmental impact in the Delta.

WR P1 subsection (c)(1) further defines what adequately contributing to reduced reliance on the Delta means in terms of (a)(1) above.

(c)(1) Water suppliers that have done all the following are contributing to reduced reliance on the Delta and improved regional self-reliance and are therefore consistent with this policy:

(A) Completed a current Urban or Agricultural Water Management Plan (Plan) which has been reviewed by the California Department of Water Resources for compliance with the applicable requirements of Water Code Division 6, Parts 2.55, 2.6, and 2.8;
(B) Identified, evaluated, and commenced implementation, consistent with the implementation schedule set forth in the Plan, of all programs and projects included in the Plan that are locally cost effective and technically feasible which reduce reliance on the Delta; and
(C) Included in the Plan, commencing in 2015, the expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance. The expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance shall be reported in the Plan as the reduction in the amount of water used, or in the percentage of water used, from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply, consistent with Water Code section 1011(a).

The analysis and documentation provided below include all of the elements described in WR P1(c)(1) that need to be included in a water supplier's UWMP to support a certification of consistency for a future covered action. Including this document as an appendix in the 2015 and subsequent Urban Water Management Plans fulfills the requirements of WR P1 subsection (c)(1) Paragraph A.

2 REDUCED RELIANCE ANALYSIS

The data used in this analysis represent the regional efforts of Zone 7 to serve its customers in the Tri-Valley, including municipal and industrial (M&I) retailers (California Water Service, Dublin San Ramon Services District, City of Livermore, and City of Pleasanton), M&I direct retail customers, and untreated water customers. The analysis was coordinated with Zone 7's retailers as part of the UWMP coordination process as described in the 2025 UWMP. In accordance with UMWP requirements, Zone 7's retailers report their demand and supply data for their respective service areas in their respective UWMPs. This appendix reports demands on Zone 7 and supplies served by Zone 7. The retailers report their other sources of supplies used to supplement Zone 7 supplies in their UWMPs as applicable (e.g., recycled water, groundwater pumped by the retailer). Zone 7 provided the info presented here to the retailers so they can appropriately represent the nature of their wholesale supplies from Zone 7, and those supplies' contributions to reduced Delta reliance.

The methodology used to determine Zone 7's reduced Delta reliance and improved regional self-reliance is consistent with the approach detailed in Appendix C of Department of Water Resources' (DWR) Urban Water Management Plan Guidebook 2025 (Guidebook Appendix C) issued in January 2026, including the use of narrative justifications for the accounting of supplies and the documentation of specific data sources. General assumptions include:

- All data were obtained from the current 2025 UWMP or previously adopted UWMPs and represent average or normal water year conditions.
- All analyses were conducted at the wholesale level, focusing on Zone 7's demands and sources of supplies served to the Tri-Valley.
- As described in Chapter 6 of the 2025 UWMP, Zone 7 is currently pursuing a number of water supply and storage alternatives to bolster water system reliability while reducing reliance on the Delta. The future projects described in Chapter 6 and the demand management measures described in Chapter 9 fulfill the requirements of WR P1 subsection (c)(1) Paragraph B. For the purposes of the 2025 UWMP, a representative future water supply portfolio was selected; that portfolio is reflected in this analysis.

Tables 1 through 4 present the analysis of Zone 7's reduced Delta reliance using DWR's spreadsheet tool and fulfill the requirements of WR P1 subsection (c)(1) Paragraph C. Descriptions of the various inputs of the analysis are provided below:

- **Baseline (2010) and 2015-2050 Conditions** – The analysis uses a normal water year representation of 2010 as the baseline, which is consistent with the approach described in DWR's Guidebook. Data for the 2010 baseline were taken from the 2010 UWMP (Table 9-11). To evaluate conditions relative to the baseline, actual conditions for 2015, 2020, and 2025 from Table 4-1 of the corresponding UWMPs are presented. Normal year projections for 2030 through 2050 from the 2025 UWMP are then subsequently used. In its 2025 UWMP, Zone 7 does not include operational storage—groundwater recharge and State Water Project (SWP) carryover—in its current or projected demands. To maintain consistency with baseline and 2015 conditions, operational storage has been added to actual (2025) and projected (2030-2050) demands presented in Zone 7's 2025 UWMP.
- **Service Area Water Demands with Water Use Efficiency Accounted For** – These values reflect Zone 7's actual and projected water use, including water placed in storage as applicable.

- **Non-Potable Water Demands** – This item includes untreated water demands, raw water losses, and water placed in storage.
- **Water Supplies Contributing to Regional Self-Reliance**
  - **Water Use Efficiency** – This amount is calculated by DWR's spreadsheet tool based on Zone 7's baseline demand, actual demands, and expected future demands. The value shown is the reduction in per capita water demand from the baseline (2010) multiplied by the projected population for each. Because the Tri-Valley has successfully reduced potable water demands over time, conserved water is contributing significantly to Zone 7's regional self-reliance.
  - **Conjunctive Use Projects** – Zone 7's use of operational storage in the Main Basin is included here. The Main Basin is recharged with SWP water and local Arroyo Valle water. This water is locally available for use during normal operations, drought, and emergencies.
  - **Local and Regional Water Supply and Storage Projects** – This includes actual use and future projected use of local Arroyo Valle water.
  - **Other Programs and Projects that Contribute to Regional Self-Reliance** – As discussed in Chapter 6 of the 2025 UWMP, Zone 7 has included Sites Reservoir (2,185 acre-feet per year [AFY] of average yield) as a representative future supply. As stated in a letter from the Delta Stewardship Council to the Sites Project Authority on May 2, 2018, "Sites Reservoir would be located upstream from the Delta, outside the legal Delta boundary" and "does not meet the definition of a covered action"; consequently, Sites Reservoir has been categorized as a water supply contributing to regional self-reliance.
- **Water Supplies from the Delta Watershed**
  - **CVP/SWP Contract Supplies** – Zone 7 derives a large portion of its supplies from the SWP system, as reflected in the analysis.
  - **Other Water Supplies from the Delta Watershed** – SWP carryover water and actual recovered water from the Kern County groundwater banks delivered through the Delta have been included here. Note that future projections do not include water from the banks because that supply is not part of normal year operations.

Table 1 Optional Calculation of Water Use Efficiency (DWR Table C-1)

Service Area Water Use Efficiency Demands (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Service Area Water Demands with Water Use Efficiency Accounted For	66,200	47,900	55,040	56,000	71,500	86,300	89,300	91,100	91,000
Non-Potable Water Demands	20,000	22,500	16,110	21,470	35,100	47,100	48,100	48,100	48,100
Potable Service Area Demands with Water Use Efficiency Accounted For	46,200	25,400	38,930	34,530	36,400	39,200	41,200	43,000	42,900

Total Service Area Population	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Service Area Population	216,000	238,600	265,811	267,000	288,000	310,000	330,000	339,000	341,000

Water Use Efficiency Since Baseline (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Per Capita Water Use (GPCD)	191	95	131	115	113	113	111	113	112
Change in Per Capita Water Use from Baseline (GPCD)		(96)	(60)	(75)	(78)	(78)	(79)	(78)	(79)
Estimated Water Use Efficiency Since Baseline		25,634	17,924	22,578	25,200	27,106	29,383	29,508	30,036

Table 2 Calculation of Service Area Water Demands Without Water Use Efficiency (DWR Table C-2)

Total Service Area Water Demands (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Service Area Water Demands with Water Use Efficiency Accounted For	66,200	47,900	55,040	56,000	71,500	86,300	89,300	91,100	91,000
Reported Water Use Efficiency or Estimated Water Use Efficiency Since Baseline		25,634	17,924	22,578	25,200	27,106	29,383	29,508	30,036
Service Area Water Demands without Water Use Efficiency Accounted For	66,200	73,534	72,964	78,578	96,700	113,406	118,683	120,608	121,036

Table 3 Calculation of Supplies Contributing to Regional Self-Reliance (DWR Table C-3)

Water Supplies Contributing to Regional Self-Reliance (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Water Use Efficiency	-	25,634	17,924	22,578	25,200	27,106	29,383	29,508	30,036
Water Recycling									
Stormwater Capture and Use									
Advanced Water Technologies									
Conjunctive Use Projects	9,200	2,000	12,000	7,520	20,000	30,000	30,000	30,000	30,000
Local and Regional Water Supply and Storage Projects	7,100	2,860	8,700	8,000	4,000	4,000	4,000	4,000	4,000
Other Programs and Projects that Contribute to Regional Self-Reliance					2,185	2,185	2,185	2,185	2,185
Water Supplies Contributing to Regional Self-Reliance	16,300	30,494	38,624	38,098	51,385	63,291	65,568	65,693	66,221

Service Area Water Demands without Water Use Efficiency (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Service Area Water Demands without Water Use Efficiency Accounted For	66,200	73,534	72,964	78,578	96,700	113,406	118,683	120,608	121,036

Change in Regional Self Reliance (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Water Supplies Contributing to Regional Self-Reliance	16,300	30,494	38,624	38,098	51,385	63,291	65,568	65,693	66,221
Change in Water Supplies Contributing to Regional Self-Reliance		14,194	22,324	21,798	35,085	46,991	49,268	49,393	49,921

Percent Change in Regional Self Reliance (As Percent of Demand w/out WUE)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Percent of Water Supplies Contributing to Regional Self-Reliance	24.6%	41.5%	52.9%	48.5%	53.1%	55.8%	55.2%	54.5%	54.7%
Change in Percent of Water Supplies Contributing to Regional Self-Reliance		16.8%	28.3%	23.9%	28.5%	31.2%	30.6%	29.8%	30.1%

Table 4 Calculation of Reliance on Water Supplies from the Delta Watershed (DWR Table C-4)

Water Supplies from the Delta Watershed (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
CVP/SWP Contract Supplies	51,400	16,100	16,100	26,320	36,574	36,574	36,574	36,574	36,574
Delta/Delta Tributary Diversions									
Transfers and Exchanges	4,645	380	7,100	-	-	-	-	-	-
Other Water Supplies from the Delta Watershed		26,560	11,800	9,160	7,000	9,000	10,000	10,000	10,000
Total Water Supplies from the Delta Watershed	56,045	43,040	35,000	35,480	43,574	45,574	46,574	46,574	46,574

Service Area Water Demands without Water Use Efficiency (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Service Area Water Demands without Water Use Efficiency Accounted For	66,200	73,534	72,964	78,578	96,700	113,406	118,683	120,608	121,036

Change in Supplies from the Delta Watershed (Acre-Feet)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Water Supplies from the Delta Watershed	56,045	43,040	35,000	35,480	43,574	45,574	46,574	46,574	46,574
Change in Water Supplies from the Delta Watershed		(13,005)	(21,045)	(20,565)	(12,471)	(10,471)	(9,471)	(9,471)	(9,471)

Percent Change in Supplies from the Delta Watershed (As a Percent of Demand w/out WUE)	Baseline (2010)	2015	2020	2025	2030	2035	2040	2045	2050 (Optional)
Percent of Water Supplies from the Delta Watershed	84.7%	58.5%	48.0%	45.2%	45.1%	40.2%	39.2%	38.6%	38.5%
Change in Percent of Water Supplies from the Delta Watershed		-26.1%	-36.7%	-39.5%	-39.6%	-44.5%	-45.4%	-46.0%	-46.2%

3 EXPECTED OUTCOMES FOR REDUCED RELIANCE ON THE DELTA

As stated in WR P1(c)(1)(C), the policy requires that, commencing in 2015, UWMPs include expected outcomes for measurable reduction in Delta reliance and improved regional self-reliance. WR P1 further states that those outcomes shall be reported in the UWMP as the reduction in the amount of water used, or in the percentage of water used, from the Delta.

The following provides a summary of the near-term (2030) and long-term (2050) expected outcomes for Zone 7's Delta reliance and regional self-reliance based on the assumptions described in the previous section and DWR's analysis tool. The results show that Zone 7 is measurably reducing reliance on the Delta and improving regional self-reliance, based on the percentage of Zone 7's water supplies from the Delta Watershed.

Expected Outcomes for Regional Self-Reliance

- Near-term (2030) – Normal water year regional self-reliance is expected to increase by approximately 35,100 AFY from the 2010 baseline (see Table 3). Conserved water and conjunctive use project water are the major sources of this increase.
- Long-term (2050) – Normal water year regional self-reliance is expected to increase by approximately 49,900 AFY from the 2010 baseline (see Table 3). Conserved water and conjunctive use project water are major contributors to this increase, supplemented by Sites Reservoir and local surface water.

Expected Outcomes for Percent of Water Supplies from the Delta Watershed

- Near-term (2030) – Normal water year reliance on supplies from the Delta watershed is expected to decrease by 40 percent relative to the 2010 baseline (see Table 4).
- Long-term (2050) – Normal water year reliance on supplies from the Delta watershed is expected to decrease by 46 percent relative to the 2010 baseline (see Table 4).

APPENDIX D

Water Shortage Contingency Plan

CITY OF PLEASANTON

Water Shortage Contingency Plan

Public Draft | May 2026
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Water Shortage Contingency Plan

City of Pleasanton

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ABBREVIATIONS AND ACRONYMS

AFY	acre-feet per year
AMI	Advanced Metering Infrastructure
AWSDA	Annual Water Supply and Demand Assessment
CII	commercial, industrial, and institutional
City	City of Pleasanton
CWC	California Water Code
DRA	Drought Reliability Assessment
DSRSD	Dublin San Ramon Services District
DWR	California Department of Water Resources
FEMA	Federal Emergency Management Agency
GPQ	Groundwater Pumping Quota
LHMP	Local Hazard Mitigation Plan
Livermore	City of Livermore
PIO	Public Information Officer
Pleasanton	City of Pleasanton
PMC	Pleasanton Municipal Code
SFPUC	San Francisco Public Utilities Commission
SWP	State Water Project
UWMP	Urban Water Management Plan
Water ERP	Water Emergency Response Plan
WARN	Water/Wastewater Agency Response Network
WEOC	Water Emergency Operations Center
WSCP	Water Shortage Contingency Plan
WSR Team	Water Shortage Response Team
Zone 7	Zone 7 Water Agency

INTRODUCTION

The City of Pleasanton (Pleasanton or City) has prepared this Water Shortage Contingency Plan (WSCP) in conjunction with the 2025 Urban Water Management Plan (UWMP) per California Water Code (CWC) Section (§) 10632. Water shortages occur whenever the available water supply cannot meet the normally expected customer water use. Water shortages can be attributed to various causes, such as climate change, drought, regulatory action, emergency, and/or catastrophic events. Shortage conditions could occur at any time and may, or may not, be foreseen. The City intends for this WSCP to be dynamic such that it may assess response action effectiveness and adapt to emergencies and catastrophic events.

This WSCP describes Pleasanton's strategic plan to prepare for and respond to water shortage conditions and to guide the City in preventing water service disruptions. Further, the WSCP aims to ensure adequate supplies of water are available to meet the needs of the public and to further protect public health, safety, and welfare, consistent with Chapter 9.30 of the Pleasanton Municipal Code (PMC). The WSCP is also meant to prevent waste of water, unreasonable use of water, and unreasonable methods of water use. Engrained in this plan is the City's acknowledgement of water as a scarce natural resource that requires careful management, not only in times of drought but at all times.

This WSCP provides the following prescriptive elements:

- **Water Supply Reliability Analysis** (**Section 1**): Summarizes the City's water supply analysis and reliability and identifies the key issues that may trigger a shortage condition.
- **Annual Water Supply and Demand Assessment (AWSDA) Procedures** (**Section 2**): Describes the key data inputs, evaluation criteria, and methodology for assessing the system's reliability for the coming year and the steps to formally declare any water shortage levels and response actions.
- **Six Standard Shortage Levels** (**Section 3**): Establishes water shortage levels to clearly identify and prepare for shortages.
- **Shortage Response Actions** (**Section 4**): Describes the response actions that may be implemented or considered for each level to reduce gaps between supply and demand as well as minimize social and economic impacts on the community.
- **Communication Protocols** (**Section 5**): Describes communication protocols under each level to ensure customers, the public, and local government agencies are informed of shortage conditions and requirements.
- **Compliance and Enforcement** (**Section 6**): Defines compliance and enforcement actions available to administer demand reductions.
- **Legal Authorities** (**Section 7**): Lists the legal documents that grant the City the authority to declare a water shortage and implement and enforce response actions.
- **Financial Consequences of a WSCP** (**Section 8**): Describes the anticipated financial impact of implementing water shortage levels and identifies mitigation strategies to offset financial burdens.
- **Monitoring and Reporting** (**Section 9**): Summarizes the monitoring and reporting techniques to evaluate the effectiveness of shortage response actions and overall WSCP implementation. Results are used to determine if shortage response actions should be adjusted.
- **WSCP Refinement Procedures** (**Section 10**): Describes the factors that may trigger updates to the WSCP and outlines how to complete an update.

- **Special Water Feature Distinction** (**Section 11**): Defines considerations and definitions for water use for decorative features versus pools and spas.

The WSCP has been prepared in general accordance with the format suggested by the California Department of Water Resources (DWR) in the 2025 UWMP Guidebook and incorporates standardized DWR 2025 UWMP tables for WSCPs, consistent with the UWMP Act and CWC §10644(a)(2), which states:

> "The plan, or amendments to the plan, submitted to the department … shall include any standardized forms, tables, or displays specified by the department".

In addition, tables and figures beyond DWR's standard set are included as appropriate to provide further context. To distinguish content related to DWR's standardized tables, the companion DWR table number is included in table titles throughout the Plan for accessible cross-reference.

1 WATER SUPPLY RELIABILITY ANALYSIS

Per CWC §10635(a-b), as part of UWMPs, every urban water supplier in California is required to assess the reliability of its water service to its customers during normal, dry, and multiple dry water years. The assessment compares the total water supply sources available to the supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. Additionally, suppliers are required to address supply risks under a severe near-term drought period (i.e., 2026-2030) as a Drought Reliability Assessment (DRA). Both the near-term DRA and long-term supply reliability assessment consider plausible hydrological and regulatory variability, infrastructure capacity, climate conditions, and other factors that affect water supply and demand.

Sections 6 and 7 of the City's 2025 UWMP present the City's water supply sources and reliability, respectively. For potable supply, Pleasanton currently relies exclusively on Zone 7 Water Agency (Zone 7), the Tri-Valley's regional wholesale water supplier. Thus, the City's water supply reliability is fundamentally linked to Zone 7's. For Zone 7, a water shortage condition occurs when the available supply of potable water cannot meet its retailers' water demands for human consumption, sanitation, fire protection, and other beneficial uses. Besides the City, Zone 7's retailers include California Water Service-Livermore District, the City of Livermore (Livermore), and Dublin San Ramon Services District (DSRSD).

Zone 7's 2025 UWMP indicates the ability to meet retailer demands during five-year droughts in 2030, 2035, and 2040. However, beginning in 2045, Zone 7 is projecting a 14% shortfall for the last year of a drought lasting five consecutive water years. Because the City anticipates the ability to access its full groundwater pumping quota (GPQ) of 3,500 acre-feet per year (AFY) will be restored through the Joint Groundwater Project, the assessment of future water supply reliability assumes that the City will rely upon groundwater to meet 3,500 AFY of its potable demands in each year of a five-year drought through 2045 and that the remaining balance will be met through Zone 7 supply purchases. For the fifth year of a five-year drought in 2045, the projected 14% reduction in Zone 7 supply availability translates to a 10% shortfall for the City.

The analysis associated with this WSCP was developed in the context of Zone 7's water supply sources and reliability. In some cases, the City and Zone 7 may be able to foresee a water shortage, but the water shortage may also be caused by an unforeseen sudden or emergency event. Statewide water supply conditions, changes in groundwater levels, and actions by other agencies may impact Zone 7's available water supply. In general, Zone 7's water supply conditions may be affected by the following:

- State Water Project (SWP) supply allocations and storage levels;
- Vulnerability of the Sacramento-San Joaquin Delta to seismic events, changing environmental and regulatory requirements, and climate change; and

- Salts, nutrients, or contaminants in the groundwater basin.

2 ANNUAL WATER SUPPLY AND DEMAND ASSESSMENT PROCEDURES

Beginning July 1, 2022, CWC §10632.1 requires water suppliers to submit an Annual Water Supply and Demand Assessment (AWSDA) and an Annual Water Shortage Assessment Report to DWR. The AWSDA is used to evaluate near-term water supply reliability for the upcoming fiscal year so that the City can prepare logistically and financially for any anticipated water supply constraints, as well as enact appropriate shortage response actions in a timely manner.

This section provides the procedures for the City to conduct its AWSDA, which will inform the City's Annual Water Shortage Assessment Report and assist the City with planning for potential water supply shortages, including details of the decision-making process, key data inputs, and the steps the City may take to declare a water shortage emergency based on the level of shortage (**Section 3**) and implement water shortage response actions (**Section 4**). Given the City's reliance on water from Zone 7, the City develops its AWSDA using Zone 7's "Annual Review of the Sustainable Water Supply Report" (Annual Sustainability Report).

2.1 Decision-Making Process

To consistently produce its AWSDA, the City uses the decision-making process described in this section and may adjust and improve the process as needed.

The City's Projection Team, consisting of the Utilities Planning Manager and the Assistant Director of Environmental Services and Utilities, is responsible for preparing/approving the City's AWSDA and Annual Water Shortage Assessment Report and submitting them to DWR by July 1st of each year. Staff gathers key data inputs and conducts the assessment in accordance with **Section 2.2**. In April, the Projection Team finalizes the assessment based on Zone 7's Annual Sustainability Report. The AWSDA and Annual Water Shortage Assessment Report is presented to the Assistant Director of Utilities and Environmental Services, or designee, for review and approval. If the AWSDA concludes that available water supply is sufficient to meet expected demands for the current year and one subsequent dry year, no further action is required.

To conduct the AWSDA and prepare the Annual Water Shortage Assessment Report, the Projection Team follows the schedule of activities shown in **Table 1.** Due to year-to-year variations in hydrologic conditions, the timeframes shown in the tables are approximate and may be adjusted as needed. The City intends to implement shortage response actions to effectively address anticipated water shortage conditions in a timely manner while complying with the State's reporting requirements.

Table 1. Schedule of Pleasanton's AWSDA and Annual Water Shortage Assessment Report Activities

Schedule	Activities	Responsible Party
Late summer - fall of prior year	Utilities Planning Manager prepares City's demand estimates for next 5 years for delivery request to Zone 7,considering factors affecting supply as described in **Section 2.2**.	Projection Team
January	Projection Team reviews Zone 7's response to meet demands based on current year's conditions.	Projection Team
March/April	Review Zone 7's Annual Sustainability Report upon completion.	Projection Team
April	Based on Zone 7's Annual Sustainability Report, prepare AWSDA and prepare the Annual Water Shortage Assessment Report with recommendations on water shortage condition determination and response actions. Submit to Assistant Director, or designee, for review.	Projection Team

Table 1. Schedule of Pleasanton's AWSDA and Annual Water Shortage Assessment Report Activities (Continued)

Schedule	Activities	Responsible Party
May	Review AWSDA and Annual Water Shortage Assessment Report and provide comments as needed.	Assistant Director
June	Finalize and approve AWSDA and Annual Water Shortage Assessment Report.	Projection Team
By July 1	Submit finalized AWSDA and Annual Water Shortage Assessment Report to DWR.	Projection Team

If the AWSDA concludes that available supply will not meet expected demands, the Projection Team coordinates with the City's Environmental Services Manager and Director of Public Works, collectively referred to as the Water Shortage Response Team (WSR Team). The WSR Team presents the finalized assessment to the City Council, along with recommendations on water shortage condition determination and actions. Recommended actions may include declaration of a water shortage emergency, declaration of a water shortage stage, and water shortage actions.

Based on the findings of the AWSDA, the City Council determines if a water shortage condition exists and, if needed, adopts a resolution declaring a water shortage emergency and an associated water shortage stage and authorizing water shortage actions. The WSR Team then prepares the City's Annual Water Shortage Assessment Report, incorporating City Council determinations and approved actions. The schedule of decision-making activities is provided in **Table 2**. The timeframes and activities shown in the table are approximate and may be adjusted as needed.

Table 2. Schedule of Decision-Making Activities if Water Shortage Condition Exists

Schedule	Activities	Responsible Party
January - March	If a water shortage emergency condition exists, prepare recommendations on water shortage condition determination and action based on AWSDA findings. Prepare resolutions approving determinations and actions.	WSR Team
April	Coordinate with the region's water service providers, and with Alameda County for the possible proclamation of a local emergency.	WSR Team
1st or 2nd City Council meeting in May	Present finalized determinations and recommendations, along with resolutions approving determinations and actions.	WSR Team
1st or 2nd City Council meeting in May	Receive presentation of finalized determinations and recommendations. Make determination of degree of emergency and act on resolutions that declare a water shortage emergency condition. Authorize water shortage response actions for implementation.	City Council
After City Council meeting	If a water shortage emergency condition is declared, implement the WSCP (consistent with Pleasanton Municipal Code Chapter 9.30) and the water shortage response actions as approved by the City Council.	WSR Team
May - June	Finalize AWSDA and Annual Water Shortage Assessment Report.	WSR Team
By July 1	Submit final AWSDA and Annual Water Shortage Assessment Report to DWR.	WSR Team

2.2 Data and Methodologies

The State requires that the AWSDA evaluate supplies and demands for, at a minimum, the current year and one subsequent dry year to determine water supply reliability. The City uses planned water supply and demand for the current year and a subsequent dry year for AWSDA reporting. In planning for water supplies, the following factors are considered as applicable and appropriate:

1. Zone 7 water supply availability
2. Hydrological conditions
3. Regulatory conditions
4. Contractual constraints
5. Water quality conditions
6. Groundwater well production limitations
7. Infrastructure capacity constraints or changes
8. Capital improvement project implementation

When describing water supply sources for the AWSDA, the City generally uses Section 6 (Water Supply Characterization) of the 2025 UWMP, including the supply projections. If supply sources and projections differ between the AWSDA and the UWMP, the City provides an explanation for the difference.

The City uses planned unconstrained water demands as input to the AWSDA for the current year and the following one dry year. Unconstrained water demands are customer demands where no water conservation measures are in effect. In planning for water demands, the City considers the following factors, as applicable and appropriate:

1. Weather conditions
2. Water year type
3. Population changes (e.g., due to development projects)
4. Anticipated new demands (e.g., changes to land use)
5. Pending policy changes that may impact demands
6. Infrastructure operations

Similarly, when describing water demands for the AWSDA, the City generally uses Section 4 (Water Use Characterization) of the 2025 UWMP, including the demand projections. If the demand projections differ between the AWSDA and the UWMP, the City provides an explanation for the difference.

In preparing the AWSDA, Pleasanton uses the following assessment methodology and criteria to evaluate the City's water supply reliability for the current year and following one dry year.

- The City uses a spreadsheet to plan for current year and future year supply and demands. Planned supply and demand inputs are entered into the spreadsheet in annual increments. As needed, the increments may be revised to monthly or seasonal periods to more closely evaluate specific conditions and needs.
- Supply and demand are compared to determine the City's water supply reliability in the current year and the following one dry year. The City's water supply is deemed reliable if it can meet planned water demands in both the current year and the following dry year. If water supply cannot meet planned water demands in the current year or the following dry year, the extent of the water shortage condition is determined, and the City prepares response actions in accordance with this WSCP.
- Findings from the AWSDA are presented to City Council for consideration, along with recommendations for action.

3 SIX STANDARD WATER SHORTAGE LEVELS

To provide a consistent regional and statewide approach for conveying the relative severity of water supply shortage conditions, the State has established six standard water shortage levels that correspond to progressive reductions of up to 10, 20, 30, 40, 50%, and greater than 50% from the normal reliability condition. Each shortage condition should correspond to additional actions water suppliers would implement to meet the severity of the impending shortages.

A water supplier may use its own shortage levels if a crosswalk is included relating its existing shortage levels to the six standard levels; however, the City's stages align with the State's, as described in PMC §9.30.060 and as indicated in **Table 3**.

Table 3. Cross-reference for Standard vs. Supplier Shortage Levels (DWR Table 8-1)

☒	Check the box if the Supplier uses the Standard six levels of water shortage. Proceed to the next table.		
Standard Shortage Levels	**Percent Shortage Range**	**Supplier's Shortage Levels**	**Percent Shortage Range**
1	Up to 10%	1	Up to 10%
2	Up to 20%	2	Up to 20%
3	Up to 30%	3	Up to 30%
4	Up to 40%	4	Up to 40%
5	Up to 50%	5	Up to 50%
6	>50%	6	>50%

PMC Chapter 9.30 includes stages that call for voluntary and/or mandatory water conservation to "reduce the consumption of water over an extended period of time, thereby extending the available water required for the city's customers while reducing the hardship to the greatest extent possible on or to the city and on or to the general public." Stages of action are dependent on the total amount of water supplied to the city by Zone 7 and the amount of water the City can pump out of the groundwater basin from its own wells.

4 SHORTAGE RESPONSE ACTIONS

CWC §10632 (a)(4) requires shortage response actions that align with the defined shortage levels. Pleasanton's shortage response actions consist of a combination of demand reduction, supply augmentation, and operational changes. The specific suite of response actions implemented depends on the event that precipitates a water shortage stage, the time of the year the event occurs, the water supply sources available, and the condition of the City's water system infrastructure. For each response action, the City has estimated the extent to which the action will reduce the gap between supply and demand.

The City tracks progress toward water use reduction goals during drought by comparing monthly water production for the same month in the most recent non-drought year to obtain a percent reduction. The City will increase or decrease its public outreach efforts based on observed use reduction. The City considers shortage response actions as tools for responding to water shortage conditions.

4.1 Supply Augmentation

The City's normal supply portfolio remains purchased treated water from Zone 7 and local groundwater. During shortages, the City coordinates with Zone 7 on supply conditions and under extreme shortage conditions, may request to expand its GPQ from Zone 7, as indicated in **Table 4**.

Table 4. Supply Augmentation and Other Actions (DWR Table 8-2)

Yes	Is the Supplier completing this table using the standard six levels? (yes/no)			
Shortage Level	Supply Augmentation Methods and Other Actions	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (Optional)
		Volume or Percentage	Shortage Gap Reduction Value	
1	No action taken			
2	No action taken			
3	No action taken			
4	No action taken			
5	No action taken			
6	Stored emergency supply		Up to the shortage gap	Request for the expansion of GPQ from Zone 7.

4.2 Demand Reduction

The City may request that its customers reduce their water demands in response to any water shortage stage through PMC §9.30.080. During water shortage conditions, the City plans to reduce demand by implementing these actions, shown in **Table 5**. The table organizes demand reduction actions by water shortage stage (only in the stage when first implemented, as the City will continue to use these actions in higher stages unless otherwise noted). For each demand reduction action, the table identifies the estimated shortage gap reduction associated with implementing the action and indicates whether the City uses compliance actions such as penalties, charges, or other enforcement.

4.3 Operational Changes

During shortage conditions, system operations may be adjusted to optimize use of available supplies and further reduce demand. Examples of operational changes that the City may implement during a water shortage include:

- More frequent monitoring of water meters and customer water usage
- Decreasing line flushing
- Expanding a public education campaign
- Increasing water waste patrols and enforcement

Some of these measures are also included above in **Table 5** as they would either directly or indirectly reduce demand.

For a specific emergency event, the City can adjust water operations staff schedules such that rotating shifts cover the duration of the emergency if necessary. The City also has emergency interties with DSRSD

and Livermore that can be activated in the event of a local water shortage. However, like the City, DSRSD and Livermore are also reliant on Zone 7 for potable supply.

Table 5. Demand Reduction Actions (DWR Table 8-3)

Yes	Is the Supplier completing this table using the standard six levels? (yes/no)				
Shortage Level	**Demand Reduction Actions**	**How much is this going to reduce the shortage gap?**		**Additional Explanation or Reference** (OPTIONAL)	**Penalty, Charge, or Other Enforcement?**
		Volume or Percentage	**Shortage Gap Reduction Value**		
1	Landscape - Restrict or prohibit runoff from landscape irrigation	Percentage	15-20%	PMC §9.30.080 A.1, 2, 6, 9, 10, 13. - Prohibit Irrigation with Potable Water in a Manner that causes Runoff (including prohibition of irrigation outside of the hours 9pm - 6 am or during and 48 hours after measurable rainfall)	No
1	Other - Prohibit use of potable water for washing hard surfaces	Percentage	<1%	PMC §9.30.080 A.3. - Prohibit Use of Potable Water to Wash Sidewalks and Driveways; Prohibit the Use of Potable Water for Street Washing	No
1	Other - Require automatic shut of hoses	Percentage	<1%	PMC §9.30.080 A.4. - Require Shut-Off Nozzles on Hoses for Vehicle Washing	No
1	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Percentage	<1%	PMC §9.30.080 A.5. - Require Repair of all Leaks within 24 hours	No
1	Commercial, Industrial, and Institutional (CII) - Restaurants may only serve water upon request	Percentage	<1%	PMC §9.30.080 A.7. - Prohibit Serving Drinking Water other than upon Request in Eating or Drinking Establishments	No
1	CII - Lodging establishment must offer opt out of linen service	Percentage	<1%	PMC §9.30.080 A.8. - Provide Linen Service Opt-Out Options	No
1	Pools and Spas - Require covers for pools and spas	Percentage	<1%	PMC §9.30.080 A.11. - Require Pool Covers	No
1	Water Features - Restrict water use for decorative water features, such as fountains	Percentage	<1%	PMC §9.30.080 A.12. - Prohibit Potable Water Use for Decorative Water Features that do not Recirculate Water	No
1	Expand Public Information Campaign	Percentage	<1%	Agency Action - Gardening Workshops; Establish Drought Hotline; School Education Program; Media Campaign, Newspaper Articles, Website; Promote Water Conservation / Rebate Programs; Water Efficiency Workshops, Public Events; Water Bill Inserts; Home or Mobile Water Use Reports	No
1	Adjust Customer Billing	Percentage	<1%	Agency Action - Move to Monthly Metering / Billing	No
1	Reduce System Water Loss	Percentage	0-2%	Agency Action - Reduce Distribution System Pressures; Promote / Expand Use of Recycled Water; Audit and Reduce System Water Loss; Establish Retrofit on Resale Ordinance	No
2	Landscape - Other landscape restriction or prohibition	Percentage	<1%	PMC §9.30.080 B.2. - Outdoor irrigation of lawn and ornamental landscaping limits (one day / week November-February; no more than three non-consecutive days per week March-October).	Yes
2	Expand Public Information Campaign (Enhanced)	Percentage	<1%	PMC §9.30.080 B.3. & Agency Action - Commercial customer requirements for conservation messaging and expanded public education program	No
2	Other - Prohibit use of potable water for construction activities	Percentage	<1%	PMC §9.30.080 A.4. - Prohibit use of potable water for construction activities	No
3	Landscape - Limit landscape irrigation to specific days	Percentage	0-5%	PMC §9.30.080 C.2. - Outdoor irrigation of lawn and ornamental landscaping shall be limited to one day per week November through February, and no more than two non-consecutive days per week March through October.	Yes

Yes	Is the Supplier completing this table using the standard six levels? (yes/no)				
Shortage Level	**Demand Reduction Actions**	**How much is this going to reduce the shortage gap?**		**Additional Explanation or Reference** (OPTIONAL)	**Penalty, Charge, or Other Enforcement?**
		Volume or Percentage	**Shortage Gap Reduction Value**		
3	CII - Commercial kitchens required to use pre-rinse spray valves	Percentage	<1%	PMC §9.30.080 C.3. - Restaurant kitchens shall be equipped with low-flow rinse nozzles.	Yes
3	Decrease Line Flushing	Percentage	<1%	Agency Action - Decrease Frequency and Length of Line Flushing	Yes
3	Implement or Modify Drought Rate Structure or Surcharge	Percentage	0-5%	Agency Action - Implement Drought Rate Structure	Yes
4	Other - Prohibit vehicle washing except at facilities using recycled or recirculating water	Percentage	<1%	PMC §9.30.080 D.2. - Prohibit Vehicle Washing Except with Recycled Water; Wash Car at Facility that Recycles the Water	Yes
4	Landscape - Limit landscape irrigation to specific days	Percentage	0-5%	PMC §9.30.080 D.3. - Outdoor watering restrictions for all customers. Single-family residential: hand-watering using a hose with a positive shut-off nozzle, drip, or subsurface irrigation on two non-consecutive days per week. All other customers (excluding certain industries): hand-watering using a hose with a positive shut-off nozzle, drip, or subsurface irrigation to two non-consecutive weekdays; specified as Mondays and Thursdays. Commercial nurseries, public sports fields, golf courses, and other water dependent industries: as approved by the Agency Director.	Yes
4	Offer Water Use Surveys	Percentage	<1%	Agency Action - Conduct CII Surveys Targeting High Water Users; Conduct Irrigation Account Surveys; Conduct Water Use Surveys Targeting High Water Users	Yes
5	Other water feature or swimming pool restriction	Percentage	<1%	PMC §9.30.080 E.2. - Prohibit Filling of Pools	Yes
5	Landscape - Prohibit certain types of landscape irrigation	Percentage	<1%	PMC §9.30.080 E.3. - Prohibit use of potable water for decorative ponds, basins, lakes, waterways, and fountains.	Yes
6	Landscape - Prohibit certain types of landscape irrigation	Percentage	0-5%	The irrigation of turf or lawn using potable water is prohibited. All water customers, with the exception of commercial nurseries, golf courses, sport fields, and other water dependent industries, shall be limited in the use of all other non-lawn area watering to hand-watering from a container of less than five-gallon capacity on no more than two days per week. The aforementioned water dependent industries shall work with city staff under the direction of the director to develop an approved irrigation schedule.	Yes
6	Other	Percentage	<1%	Laundromats are prohibited from using non-efficient washing machines.	No

NOTES:
Actions listed in PMC §9.30.800 are listed by the closest available demand reduction action in the DWR reporting table dropdown list.

4.4 Additional Mandatory Restrictions

The City defines wasteful water use as a violation of water service and enforces the restrictions listed below under PMC §14.04.060 and related code provisions. The City's current definitions of wasteful water include:

1. Use of potable water between 9:00 a.m. and 6:00 p.m. to irrigate grass, lawns, groundcover, shrubbery, crops, vegetation, and trees, with the exception of hand watering and drip irrigation.
2. The application of potable water to outdoor landscaping in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, and/or parking lots or structures.
3. Use of potable water to irrigate outdoor landscaping during and within 48 hours after measurable rainfall.
4. Use of potable water to wash down sidewalks, walkways, driveways, parking lots, open ground or other hard surface areas by the direct application of water thereto, unless needed for health or safety reasons.
5. Use of potable water in non-recirculating decorative ponds, fountains and other water features, with the exception of child water-play features.
6. Allowing potable water to escape from breaks within the person or consumer's plumbing system for more than eight hours after the person or consumer is notified or discovers the break.
7. Use of potable water for outdoor landscaping through a dedicated irrigation meter within the city's recycled water use area unless exempted by the director of operations and water utilities for existing water customers, or city engineer for new development.
8. Any use of potable water in violation of the CWC, including, but not limited to, the use of potable water on non-functional turf.

4.5 Emergency Response Plan

The shortage stages in **Table 3** apply to both foreseeable and unforeseeable water supply shortage conditions. For catastrophic events, the City will implement the Water Emergency Response Plan (ERP) and coordinate emergency declarations and response actions with City leadership and Zone 7.

The City's Water ERP specifies that the City Council, the Director of Emergency Services (City Manager), and the Director of Public Works have the authority to proclaim a Local Water Emergency. In a water emergency, the City would activate a Water Emergency Operations Center (WEOC), with partial or full staffing dependent on the magnitude of the event. WEOC and other emergency support staff and departments would typically work under the direction of the Director of Emergency Services (i.e., the City Manager). As defined in the City's Water Management Plan, if there were a major failure of supply, storage or facility distribution, a declaration of mandatory water use restrictions would be necessary in designated affected areas (expected reduction would vary in response to the specific situation).

The City will also follow the lead of Zone 7, or the State of California, during a major catastrophe or drought period. When Zone 7 announces a curtailment in water deliveries, the City will assess the impact on the City supplies and determine its water shortage level. The City will monitor the situation closely, both from a supply and demand perspective, and carefully select the appropriate shortage response actions to close the gap between anticipated supplies and demand. The City will move from one stage to the next if the situation worsens and will reduce restrictions when it subsides. To provide supplies during

an emergency, the City has two interties with DSRSD and one intertie with Livermore. Per agreements with DSRSD and Livermore made in 1996 and 2011, respectively, the City can receive from each agency a reasonable quantity of water required during the emergency.

The City has mutual aid agreements with the San Francisco Public Utilities Commission (SFPUC), Livermore, DSRSD, and Zone 7. The City also participates in the Water/Wastewater Agency Response Network (WARN), a statewide public utility mutual assistance organization. After exhausting its own resources, the City can call on these neighboring agencies for aid.

4.5.1 Interrupted Supply from Zone 7

If imported deliveries are interrupted, the City will coordinate with Zone 7 on available groundwater and stored supplies and implement applicable shortage stage actions immediately.

Zone 7 has emergency generators (both portable and dedicated) at strategic locations in preparation for a regional power outage. These generators would allow both the Del Valle Water Treatment Plant and the Patterson Pass Water Treatment Plant to continue operating even under a power outage. Assuming no interruptions in surface water supply, Zone 7 would be able to provide continued service to all treated water contractors. If necessary to meet demand, Zone 7 would also operate groundwater wells, which have either a dedicated generator in place or have the necessary hook-ups to receive power from a portable generator. If the power failure were to occur during the high-demand summer season, Zone 7 may be unable to meet hourly peak demands throughout the transmission system. Zone 7 would work closely with the City and other retailers to manage demands to minimize impacts.

4.5.1.1 Unavailable SWP Water

Zone 7, and therefore Pleasanton, relies heavily on the SWP for water supply. If SWP supplies are unavailable, the City will rely on available alternative deliveries and groundwater, evaluate projected deficits, and escalate stage actions as needed.

Under this scenario and under current conditions, Zone 7 estimates that it would be able to make full deliveries to the retailers during non-summer months using a combination of groundwater and water stored in Lake Del Valle. During the peak demand of the summer months, however, Zone 7 will need to reduce deliveries to its retailers, including the City. Zone 7's analysis shows that Zone 7 has sufficient groundwater supply and pumping ability to serve the indoor water use needs of the service area over a one-year period; the availability of water supply for outdoor water use during the summer months will depend on the amount of water available in Lake Del Valle. Depending on timing and degree of recovery, the City may activate one of the water shortage levels in **Section 3**.

4.5.1.2 Unavailable Zone 7 Water

If one or more Zone 7 turnouts are unusable, the City will reroute available supplies where feasible and prioritize service reliability while implementing shortage response measures.

4.5.2 Area-Wide Electrical Power Failure

During prolonged power outages, the City will rely on backup power and emergency operations where available, prioritize critical facilities, and maintain shortage response messaging. Additionally, the City could receive water from emergency interties with DSRSD and Livermore if necessary.

4.6 Seismic Risk Assessment and Mitigation Plan

CWC §10632.5(a) requires that UWMPs assess seismic risk and include a mitigation plan for the water system's seismic vulnerabilities and allows for incorporating a Local Hazard Mitigation Plan (LHMP) to meet this requirement, if the LHMP addresses seismic risk. Along with DSRSD and the cities of Dublin and

Livermore, Pleasanton participated in development of the 2024 Tri-Valley LHMP Update (2024 LHMP), which addresses seismic risk. This WSCP incorporates the 2024 LHMP by reference. The Federal Emergency Management Agency (FEMA) approved the 2024 LHMP. Direct links to the 2024 LHMP are included below, along with instructions on how to navigate to the 2024 LHMP via Pleasanton's website.

- Direct link – Volume 1 (Planning Area-Wide Elements): www.livermoreca.gov/home/showpublisheddocument/11608/638544852506600000
- Direct link – Volume 2 (Planning Partner Annexes): www.livermoreca.gov/home/showpublisheddocument/11610/638544853012730000
- Via Pleasanton's website (www.cityofpleasantonca.gov) – under the "Government" menu, click on the "Community and Economic Development" department. On the "Community and Economic Development" page, scroll down to the "Codes, Guidelines and Plans" section. The Tri-Valley Hazard Mitigation Plan is listed under the "Specific Plans."

The City's water facilities, as well as Zone 7's, have been constructed in accordance with the applicable building codes to minimize potential damage during an earthquake. Additionally, approximately 85% of the City's water infrastructure has been earthquake reinforced, and no area within the service area is solely dependent on non-earthquake reinforced infrastructure. The City has multiple turnouts from Zone 7; so, if one is damaged during an earthquake, the City can use the remaining turnouts to continue receiving water supply from Zone 7. Furthermore, the pipelines were built in a looped arterial design to ensure there is more than one route for water flow.

5 COMMUNICATION PROTOCOLS

In the event of a water shortage, the City must inform its customers, the public and interested parties, and local, regional, and state entities. This section addresses communication protocols for foreseeable and unforeseeable events.

5.1 Communication for Foreseeable Events

For foreseeable conditions, the City initiates communication through the AWSDA decision process and City Council stage actions. Messaging includes the declared shortage stage and the required demand reduction actions from **Table 5**. If a water shortage emergency is anticipated, City staff coordinate interdepartmentally, with the region's water service providers, and with Alameda County for the possible proclamation of a local emergency.

In a duly noticed meeting, the City Council receives presentation of the current or predicted shortage as determined by the current AWSDA. The City Council determines if a water shortage emergency condition exists and the degree of the emergency, while considering the shortage response actions triggered or anticipated to be triggered by the shortage level. As necessary, the City Council acts on the water shortage emergency declaration and the associated shortage stage and response actions.

If the City Council declares a water shortage emergency, the Public Information Officer (PIO) and City staff coordinate to communicate with City customers and the public to inform them about the declared water shortage emergency, water shortage level, and authorized water use restrictions. The City may use any combination of the following outreach formats: newspaper publication, mailers, bill stuffers, newsletters, social media, its website, local radio, and press releases.

City staff communicate with the appropriate State agencies regarding the water shortage emergency when needed.

5.2 Communication for Unforeseeable Events

For unforeseeable events such as infrastructure failure or wildfire impacts, communications will follow the Water ERP chain of command and provide frequent updates on service conditions, safety advisories, and stage-based demand reduction requirements.

In general, communications and notifications proceed along the chain of command at the direction of the Director of Emergency Services, with external communications managed by the PIO. The Water ERP provides a list of relevant contacts for notification at local, regional, and state levels.

The PIO is the official spokesperson for the City and is responsible for establishing an information center and providing information for news media. In addition, the PIO maintains a list of contacts to disseminate information to the public, typically via electronic media, radio, television, or newspapers.

6 COMPLIANCE AND ENFORCEMENT

After City Council adopts a shortage stage, the City enforces applicable demand reduction actions and PMC restrictions through progressive compliance measures. Compliance expectations are communicated with the stage declaration and reinforced through billing notices, outreach, and targeted follow-up for high-use accounts.

When the City enacts mandatory reductions, customers are required to reduce water demands based on past use for the same billing period from the previous one to four years, as data is available. If insufficient historic usage information is available, then the City may base reductions on a combination of available data, per-capita water use targets, water usage from similar customer types, and other activity-specific water usage data. Customers can request adjustments to water use reductions by submitting a written request with supporting documentation within 30 days of receipt of the bill that is the subject of the adjustment request.

Customers exceeding required reductions are subject to excess use penalties and other enforcement actions authorized by City code and adopted schedules, as described in **Table 6**.

Table 6. Excess Water Use Penalties

Stage	Conservation Level	Number of Exceedances Within the Prior 12 Months			
		Once	Two	Three	Four or more
Stage 1	Up to 10% Voluntary	No penalty	No penalty	No penalty	No penalty
Stage 2	Up to 20% Voluntary	No penalty	No penalty	No penalty	No penalty
Stage 2	Up to 20% Mandatory	$2.50 additional for all units	$5 additional for all units + $25	$7.50 additional for all units + $50	$10 additional for all units + $100
Stage 3	Up to 30% Mandatory	$4 additional for all units + $50	$8 additional for all units + $100	$12 additional for all units + $250	$16 additional for all units + $500
Stage 4	Up to 40% Mandatory	$6 additional for all units + $100	$12 additional for all units + $250	$18 additional for all units + $500	$24 additional for all units + $750
Stage 5	Up to 50% Mandatory	$8 additional for all units + $150	$16 additional for all units + $300	$24 additional for all units + $550	$32 additional for all units + $800
Stage 6	More than 50% Mandatory	$10 additional for all units + $200	$20 additional for all units + $350	$30 additional for all units + $600	$40 additional for all units + $850

NOTES:

(a) Penalties include a volumetric surcharge per unit of water used (above the mandatory conservation amount) plus a fixed fee.

(b) Penalties are defined per PMC §9.30.100.

7 LEGAL AUTHORITIES

Per PMC Chapter 9.30, Pleasanton has legal authority to declare a water shortage and implement and enforce shortage response actions.

7.1 Declaration of Water Shortage

PMC Chapter 9.30 includes provisions for declaring a water shortage emergency, determining customer use reductions, water use regulations and restrictions, and compliance and enforcement. When a water shortage is determined, the City will coordinate with Zone 7, the region's other water service providers, and the County for the possible proclamation of a local emergency in accordance with California Government Code, California Emergency Services Act (Article 2, §8558).

7.2 Proclamation of Local Emergency

In a duly noticed meeting, the Pleasanton's City Council will determine whether a water shortage emergency condition exists and, if so, the degree of the emergency and what regulations and restrictions should be enforced in response to the shortage. The City shall declare a water shortage emergency in accordance with CWC Division 1, Chapter 3, §350, which states:

> *…The governing body of a distributor of a public water supply…shall declare a water shortage emergency condition to prevail within the area served by such distributor whenever it finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied*

without depleting the water supply of the distributor to the extent that there would be insufficient water for human consumption, sanitation, and fire protection.

8 FINANCIAL CONSEQUENCES OF WSCP

This section describes the financial impacts of implementing the WSCP and mitigation actions needed to address these impacts.

8.1 Financial Impacts and Mitigation Action

During periods of water shortage and reduced customer consumption, the City anticipates its revenue will decrease due to reduced water demand. Meanwhile, the City anticipates its expenditures will increase due to implementing water conservation measures to cover costs associated with increased customer communication, expanded public outreach campaigns, enforcement staffing, operational adjustments, and program administration. To compensate for lost revenue and increased expenditures, the City may implement drought rates and pass through applicable wholesale shortage surcharges in accordance with adopted fee schedules.

8.2 Reporting Cost of Compliance with Excessive Water Use Prohibition during Drought Emergency

The City complies with CWC §10632 by implementing measures to prohibit excessive water use from customers. The City achieves compliance through implementation of its WSCP, PMC Chapter 9.30, and PMC §14.04.060. Costs are primarily related to added administrative tasks and enforcement, which include increased labor and contractor assistance. The total cost of compliance depends on the water shortage level and duration.

9 MONITORING AND REPORTING

From water supply sources to individual customer connections, the City's water system is fully metered. City staff can use data from meters to monitor for compliance and report progress. The City's meters at its water sources (i.e., turnouts from Zone 7 and groundwater production wells) provide a systemwide overview of water supply and demands. Further, most of the City's customer accounts are connected to the Advanced Metering Infrastructure (AMI) system that allows for real-time monitoring. Approximately 300 of the City's customer meters are not connected to AMI due to terrain challenges with connectivity. The City may use metering information to assess progress in meeting its water shortage response objectives, as part of its meter management program.

During drought, Pleasanton staff compare expected/requested water use reductions to observed savings, track response action implementation, and report results through required monthly and annual reporting processes. City staff use monitoring results to inform recommendations for maintaining, escalating, or de-escalating shortage stages and to refine implementation assumptions for future assessments.

10 WSCP REFINEMENT PROCEDURES

This WSCP is an adaptive plan that is subject to refinements as needed to ensure that the City's shortage response actions and mitigation strategies are effective and produce the desired results. Based on monitoring described in **Section 9** and the need for compliance and enforcement actions described in **Section 6**, the City may adjust its response actions and modify its WSCP. The City may also seek input from staff and the public regarding the effectiveness of its WSCP and ideas for improvements.

When a revised WSCP is proposed, the revised WSCP will undergo the process described in **Section 12** for adoption by City Council and distribution to the County, Zone 7, and the public.

11 SPECIAL WATER FEATURE DISTINCTION

The City distinguishes and regulates special water features (e.g., decorative fountains and ponds) separately from pools and spas. PMC §9.30.110 prohibits the use of water in non-re-circulatory ponds, fountains, and decorative water features during the time PMC Chapter 9.30 is in effect.

12 PLAN ADOPTION, SUBMITTAL, AND AVAILABILITY

This WSCP is adopted concurrently with the City's 2025 UWMP, by separate resolution. Prior to adoption, a duly noticed public hearing was conducted. A copy of this WSCP will be submitted to DWR by July 1, 2026.

No later than 30 days after adoption, copies of this WSCP will be available at the City's Operations Service Center and the Pleasanton Public Library. A copy will also be provided to the County and Zone 7. An electronic copy of this WSCP will also be available for public review and download on the City's website.

APPENDIX E

DERWA Resolution No. 19-3

DERWA
RESOLUTION NO. 19-3

RESOLUTION OF THE BOARD OF DIRECTORS OF THE DSRSD•EBMUD RECYCLED WATER AUTHORITY (DERWA) REQUESTING THAT ITS MEMBER AGENCIES TAKE ACTION TO REDUCE RECYCLED WATER DEMANDS AND DIRECTING THAT THE AUTHORITY MANAGER IMPLEMENT DEMAND MANAGEMENT AND ALLOCATION ADJUSTMENTS PURSUANT TO ARTICLE IV OF THE AGREEMENT FOR THE SALE OF RECYCLED WATER BY THE DSRSD-EBMUD RECYCLED WATER AUTHORITY TO THE DUBLIN SAN RAMON SERVICES DISTRICT AND THE EAST BAY MUNICIPAL UTILITY DISTRICT

WHEREAS, the DSRSD•EBMUD Recycled Water Authority (DERWA), is a joint Powers Authority in Alameda and Contra Costa Counties, formed in 1995 by agreement of the Dublin San Ramon Services District and the East Bay Municipal Utility District for the implementation and construction of the San Ramon Valley Recycled Water Program for the purpose of maximizing the use of recycled water in ways that offset potable irrigation water demand for DERWA's Member Agencies, while recovering costs; and

WHEREAS, the DERWA members and the City of Pleasanton have caused to be constructed Phase 2 modifications to the Recycled Water Treatment Facilities (RWTF) to ultimately provide 16.2 mgd of treatment capacity; and

WHEREAS, the DERWA Board of Directors has received presentations from the Authority Manager on July 23, 2018, November 26, 2018, and February 4, 2019 providing details on peak summer demand recycled water production shortages projected for the 2019 recycled water irrigation season and subsequent years in the absence of the development of supplemental supplies; and

WHEREAS, reduced wastewater flows due to improved water use efficiency and conservation by customers have decreased recycled water supply available for the DERWA program; and

WHEREAS, the City of Pleasanton's increased use of wastewater for its Recycled Water Program has reduced the amount of wastewater available for DERWA's use; and

WHEREAS, the DERWA Board of Directors approved a supplemental supply agreement with the Central Contra Costa Sanitary District (Central San) at its February 4, 2019 Board Meeting to provide additional short-term recycled water supplies; and

WHEREAS, even with the supplemental supply agreement with Central San, based on current projected recycled water demands for the 2019 irrigation season, recycled water demands are expected to exceed the available recycled water supply on peak irrigation days in the summer; and

WHEREAS, based on projected recycled water demands for years beyond the 2019 irrigation season, recycled water demands are expected to exceed the planned available recycled water supply on peak irrigation days in the summer months during subsequent years; and

WHEREAS, EBMUD has made significant investment and has expended grant funding for the Phase 2 Expansion of its recycled water distribution system which will convert existing potable water use to recycled water use; and

WHEREAS, Article IV of the Agreement for the Sale of Recycled Water by the DSRSD-EBMUD Recycled Water Authority to the Dublin San Ramon Services District and the East Bay Municipal Utility District (Sales Agreement) provides that the Member Agencies shall implement demand management for their respective connected customers and the Authority Manager shall take actions to curtail delivery of recycled water to the Member Agencies; and

WHEREAS, Article IV of the Sales Agreement further provides for the allocation of available future recycled water supplies among the Member Agencies when recycled water demands are projected to exceed the recycled water supplies during periods beyond the current contract year; and

WHEREAS, the DERWA Board of Directors desires that the Authority Manager take appropriate steps as outlined in Article IV of the Sales Agreement to assist Member Agencies in the curtailment of their use of recycled water supply for the 2019 irrigation season and to take further actions to allocate amongst the Member Agencies, and the City of Pleasanton as applicable, the recycled water supply projected to be available in subsequent contract years; and

WHEREAS, given the projected current and future shortfall in recycled water supply and the complexity of implementing demand management on a real-time peak day basis, the most prudent and practical method of demand management is for the Member Agencies to implement a connection moratorium on new connections and implement other additional demand management practices to curtail the use of recycled water; and

WHEREAS, the DERWA Board of Directors desires that DERWA continue to research and appropriately develop the supplemental supplies necessary to increase the availability of recycled water for the current and future irrigation seasons.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the DSRSD•EBMUD Recycled Water Authority, a Joint Powers Authority, does hereby find, request, and direct as follows:

1. The DERWA Board of Directors finds that currently available DERWA recycled water supplies are insufficient to meet the projected recycled water demand of the Member Agencies and the City of Pleasanton on peak irrigations days in the summer during the current year; and
2. The DERWA Board of Directors further finds that recycled water supplies are anticipated to be insufficient to meet the projected demands for recycled water on peak irrigation days in future years; and

3. The DERWA Board of Directors requests that the Member Agencies implement a connection moratorium on new connections except for those EBMUD Phase 2 connections that are already in progress as listed in Exhibit A, and further requests that Member Agencies also implement other demand management practices to curtail use of recycled water; and

4. The DERWA Board of Directors directs the DERWA Authority Manager, consistent with the authority found in Article IV of the Sales Agreement, to take all appropriate steps to assist Member Agencies to curtail their use of recycled water supply for the 2019 irrigation season; and

5. The DERWA Board of Directors directs the DERWA Authority Manager, consistent with the authority found in Article IV of the Sales Agreement, to take further actions to apportion amongst the Member Agencies, and the City of Pleasanton as applicable, the recycled water supply projected to be available in subsequent years should recycled water supplies remain insufficient to meet projected demands.

ADOPTED by the Board of Directors of the DSRSD•EBMUD Recycled Water Authority, a Public Agency located in the Counties of Alameda and Contra Costa, California, at its Regular Meeting held on the 25th day of March 2019 and passed by the following vote:

AYES: 4 - Directors Frank Mellon, Ed Duarte, Georgean Vonheeder-Leopold John A. Coleman
NOES: 0
ABSENT 0

John A. Coleman, DERWA Chair

ATTEST:

Nicole M. Genzale, Authority Secretary

APPENDIX F

Agency and Public Notices

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 12:38 PM
To: albert.lopez@acgov.org
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

Notice of Preparation of the 2025 Urban Water Management Plan and Water Shortage Contingency Plan

The City of Pleasanton (City) is currently in the process of preparing its 2025 Urban Water Management Plan (UWMP) and associated Water Shortage Contingency Plan (WSCP) as an update to the City's 2020 UWMP adopted in June 2021. The UWMP is a planning document that reports, describes, and evaluates water deliveries, uses, conservation efforts, supply sources, and supply reliability. The WSCP defines various stages of water supply shortage based on supply conditions and identifies planned responses for each stage.

The Urban Water Management Planning Act (California Water Code §10608–10656) requires urban water suppliers to prepare and adopt an updated UWMP and accompanying WSCP every five years. All urban water suppliers (either publicly or privately owned) that provide water for municipal purposes (either directly or indirectly) to more than 3,000 customers or supply more than 3,000 acre-feet per year are subject to the Urban Water Management Planning Act. As an urban water supplier, the City is required to submit its 2025 UWMP and WSCP to the California Department of Water Resources (DWR) by July 1, 2026.

Coordination with other water management agencies/suppliers, public agencies (e.g., cities and counties), and community organizations in the region is an integral part of updating the City's UWMP and WSCP. The City invites your agency's/organization's participation in this process. City staff are available to discuss the underlying assumptions used to prepare the plans (e.g., projected water demands, supply availability, and land uses, etc.) and other aspects.

The City will release draft versions of the 2025 UWMP and WSCP for public review and hold public hearings (anticipated in April and May 2026, respectively).

If you wish to contact the City about this review process, you may email staff at: dbruzzone@cityofpleasantonca.gov

Sincerely,

Sasha Markham
Public Works Department
Administrative Assistant
D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 12:38 PM
To: jlee@dsrsd.com; 'Steven Delight' <delight@dsrsd.com>
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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Sincerely,

Sasha Markham
Public Works Department
Administrative Assistant
D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:40 AM
To: info@pleasanton.org
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

Notice of Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Olson,

The City of Pleasanton (City) is currently in the process of preparing its 2025 Urban Water Management Plan (UWMP) and associated Water Shortage Contingency Plan (WSCP) as an update to the City's 2020 UWMP adopted in June 2021. The UWMP is a planning document that reports, describes, and evaluates water deliveries, uses, conservation efforts, supply sources, and supply reliability. The WSCP defines various stages of water supply shortage based on supply conditions and identifies planned responses for each stage.

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Coordination with other water management agencies/suppliers, public agencies (e.g., cities and counties), and community organizations in the region is an integral part of updating the City's UWMP and WSCP. The City invites your agency's/organization's participation in this process. City staff are available to discuss the underlying assumptions used to prepare the plans (e.g., projected water demands, supply availability, and land uses, etc.) and other aspects.

The City will release draft versions of the 2025 UWMP and WSCP for public review and hold public hearings (anticipated in April and May 2026, respectively).

If you wish to contact the City about this review process, you may email staff at: dbruzzone@cityofpleasantonca.gov

Sincerely,
Sasha Markham
Public Works Department
Administrative Assistant
D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:39 AM
To: mghysels@pleasantonusd.net
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

Notice of Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Dr. Ghysels,

The City of Pleasanton (City) is currently in the process of preparing its 2025 Urban Water Management Plan (UWMP) and associated Water Shortage Contingency Plan (WSCP) as an update to the City's 2020 UWMP adopted in June 2021. The UWMP is a planning document that reports, describes, and evaluates water deliveries, uses, conservation efforts, supply sources, and supply reliability. The WSCP defines various stages of water supply shortage based on supply conditions and identifies planned responses for each stage.

The Urban Water Management Planning Act (California Water Code §10608–10656) requires urban water suppliers to prepare and adopt an updated UWMP and accompanying WSCP every five years. All urban water suppliers (either publicly or privately owned) that provide water for municipal purposes (either directly or indirectly) to more than 3,000 customers or supply more than 3,000 acre-feet per year are subject to the Urban Water Management Planning Act. As an urban water supplier, the City is required to submit its 2025 UWMP and WSCP to the California Department of Water Resources (DWR) by July 1, 2026.

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The City will release draft versions of the 2025 UWMP and WSCP for public review and hold public hearings (anticipated in April and May 2026, respectively).

If you wish to contact the City about this review process, you may email staff at: dbruzzone@cityofpleasantonca.gov

Sincerely,
Sasha Markham
Public Works Department
Administrative Assistant
D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:39 AM
To: sritchie@sfwater.org
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

Notice of Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

Dear Mr. Ritchie,

The City of Pleasanton (City) is currently in the process of preparing its 2025 Urban Water Management Plan (UWMP) and associated Water Shortage Contingency Plan (WSCP) as an update to the City's 2020 UWMP adopted in June 2021. The UWMP is a planning document that reports, describes, and evaluates water deliveries, uses, conservation efforts, supply sources, and supply reliability. The WSCP defines various stages of water supply shortage based on supply conditions and identifies planned responses for each stage.

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D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:38 AM
To: jfreeman@calwater.com
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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Dear Mr. Freeman,

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D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:37 AM
To: publicworks@cityoflivermore.net; citymanager@cityoflivermore.net
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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Administrative Assistant
D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:36 AM
To: Pryor, Valerie <vpryor@zone7water.com>; kminn@zone7water.com
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:35 AM
To: cbs@acgov.org; Knight, Lindsey, BOS District 1 <lindsey.knight@acgov.org>
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:43 AM
To: James Paxson <james@hacienda.org>
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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Dear Mr. Paxson,

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smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:41 AM
To: Pleasanton Downtown Association <gabrielle@pleasantondowntown.net>
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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Dear Ms. Welk,

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Public Works Department
Administrative Assistant
D: 925-931-5512
C: 925-248-7392
smarkham@cityofpleasantonca.gov
City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566

From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:42 AM
To: publicworks@acgov.org; cda_planning@acgov.org
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
Subject: Preparation of 2025 Urban Water Management Plan and Water Shortage Contingency Plan

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



From: Sasha Markham <smarkham@cityofpleasantonca.gov>
Sent: Thursday, January 15, 2026 8:43 AM
To: generalmanager@dsrsd.com; engineering@dsrsd.com; operations@dsrsd.com; derwamanager@dsrsd.com
Cc: Siew-Chin Yeong <syeong@cityofpleasantonca.gov>; David Bruzzone <dbruzzone@cityofpleasantonca.gov>; Rita Di Candia <rdicandia@cityofpleasantonca.gov>
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C: 925-248-7392
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City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



APPENDIX F

Agency and Public Notices

[PLACEHOLDER PAGE FOR PUBLIC HEARING NOTICES]

APPENDIX F

Agency and Public Notices

[PLACEHOLDER FOR PROOF OF PUBLICATION]

APPENDIX F

Agency and Public Notices

[PLACEHOLDER FOR PUBLIC DRAFT COMMENTS]

APPENDIX G

2025 UWMP and WSCP Adoption Resolutions

[PLACEHOLDER FOR RESOLUTIONS; to be added following City Council's adoption of 2025 UWMP and WSCP.]

2025 Urban Water Management Plan

Public Hearing – June 2, 2026

1

Presentation Outline

1. Overview
2. The 2025 Urban Water Management Plan
3. Demand Projections
4. Supply Projections
5. Reliability Assessment
6. Water Shortage Contingency Plan
7. Next Steps

2

Overview

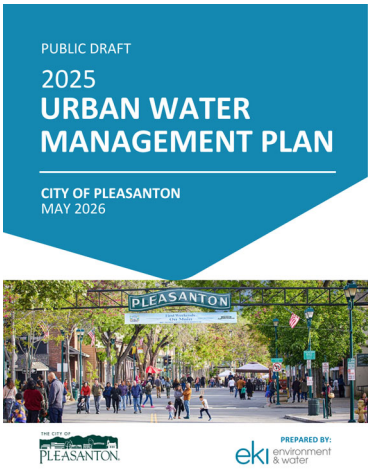
3

What is an Urban Water Management Plan (UWMP)?

- Required under CA's Urban Water Management Planning Act.
- Evaluates reliability of water supply to meet projected demand over the next 20 years.
- Updated every 5 years.

UWMP Act

- Enacted In 1983
- Major updates for the 1995, 2005 and 2020 UWMPs



4

Why are UWMPs important?

- Pre-requisite to receive State funding such as grants.
- Supports assessment of sufficient water supply with new development.
- Key document that articulates long-term water planning strategy to the public and governing body and promotes the “value of water”.
- Documents the process of water shortage determination and options in the event of a water shortage.

5

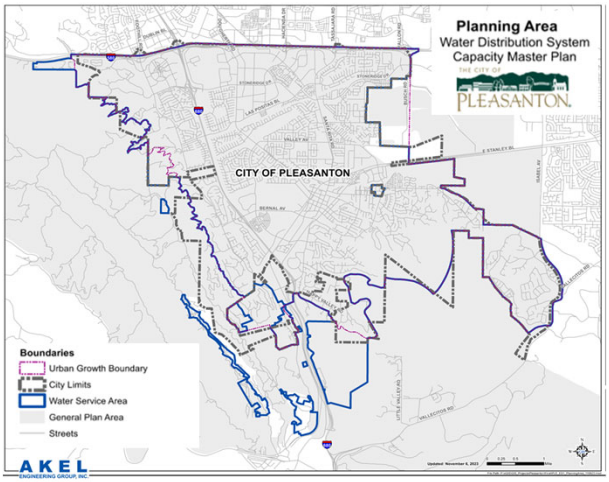
The 2025 UWMP

6

The 2025 UWMP

Changes since the 2020 UWMP:

- **No changes** to UWMP requirements
- Some **minor statutory changes** and updates to the California Department of Water Resources (DWR) Guidebook (mostly for clarification)
- **New water use efficiency standards**: Annual urban water use objective ("Making Conservation a CA Way of Life") and non-functional turf ban – ***compliance begins January 1, 2027***



7

Preparation and Adoption of the 2025 UWMP

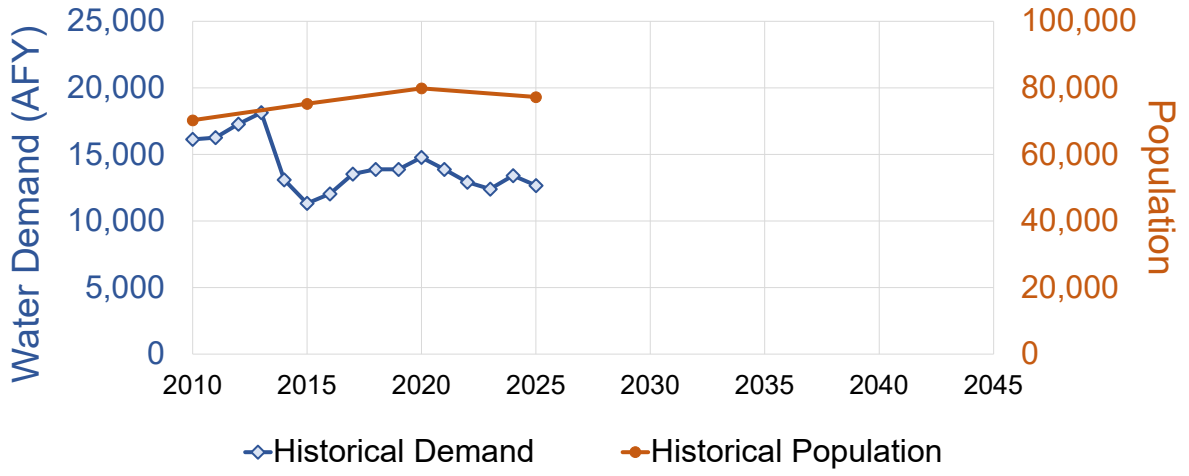
Notice of Preparation	• Pleasanton sent notices to relevant water agencies and community organizations in January 2026.
Notice of Public Hearing	• Public Draft posted to City's website on May 7th. • Notice sent to previously contacted groups. • Notice published in the newspaper for two consecutive weeks before this evening's hearing.
Public Hearing and Adoption	• Holding public hearing at this evening's City Council meeting to discuss key findings and seek adoption of 2025 UWMP and WSCP.

8

Demand Projections

9

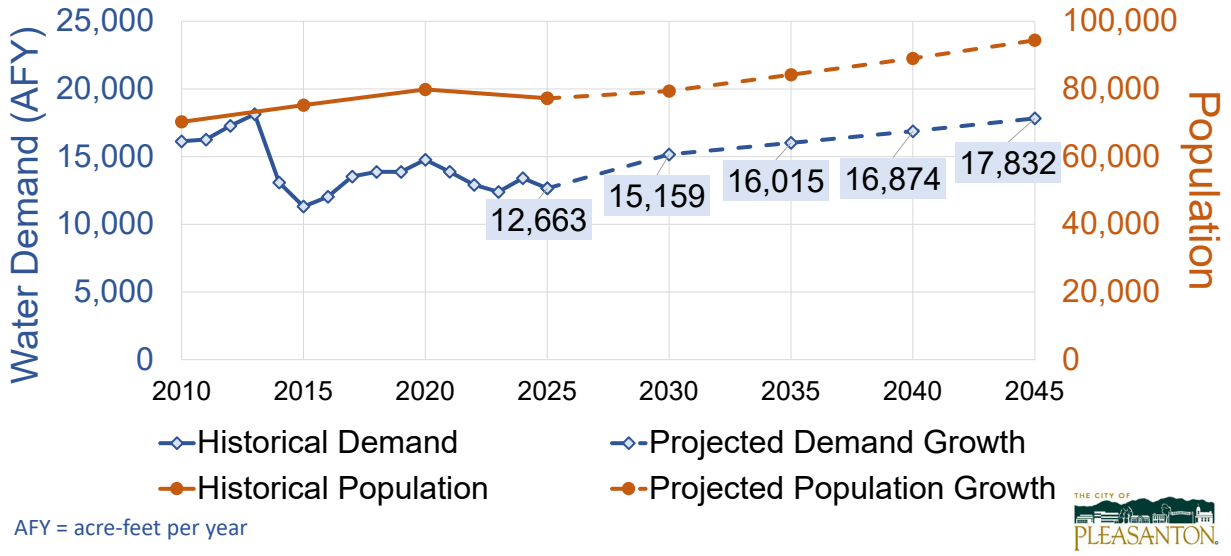
Population & Water Demand: Historical



AFY = acre-feet per year

10

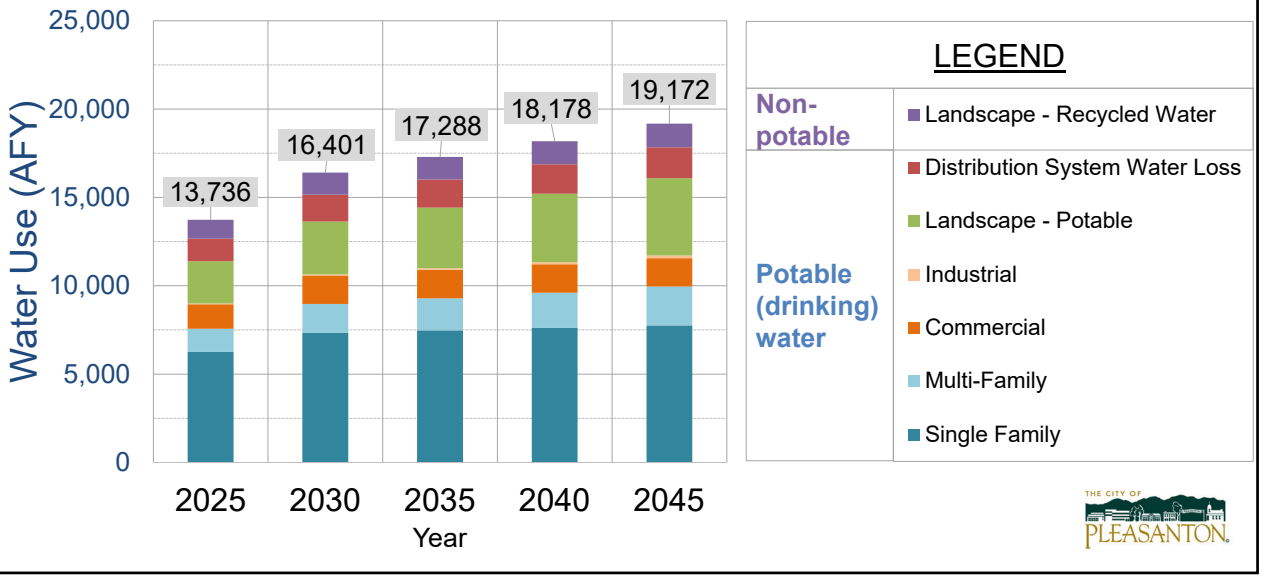
Population & Water Demand: Historical & Projected



AFY = acre-feet per year

11

Demand Projections: By Customer Sector



12

Supply Projections

13

Pleasanton's Water Supply Portfolio

Purchased Water from Zone 7



Imported Water (State Water Project) & Local Runoff (stored in Lake Del Valle)

https://water.ca.gov/Programs/State-Water-Project/SWP-Facilities/Delta

Groundwater (3,500 AFY quota)



Current Joint Groundwater Wells project with Zone 7 expected to restore the City's access to groundwater supply by 2030

https://www.zone7waterca.gov/groundwater

Recycled Water

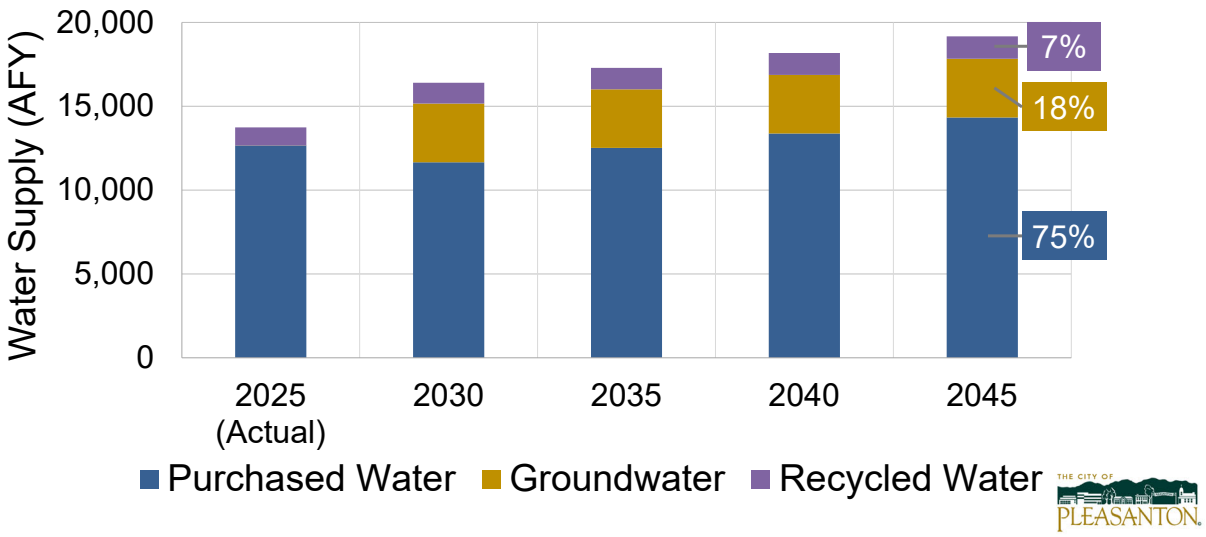


Recycled Water from the DSRSD-EBMUD Recycled Water Authority (DERWA) and Livermore (used for irrigation)

https://www.dsrsd.com/Businesses/Recycled-Water-Customers/Recycled-Water-Guidelines-and-Requirements

14

Supply Projections



15

Reliability Assessment

16

Reliability Assessment

Water Year Type	2030	2035	2040	2045
Normal Year	100%	100%	100%	100%
Single Dry Year	100%	100%	100%	100%
Fifth Year of Multi-year Drought	100%	100%	100%	**90%**

Purchased Water (Zone 7)

- By 2045, anticipated 14% shortage in fifth year of multi-year drought.
- Water supply projects to strengthen reliability.

Groundwater

- Pumping quota restored in 2030
- Reliable in all year types.

Recycled Water

- Drought resilient supply
- Reliable in all year types.

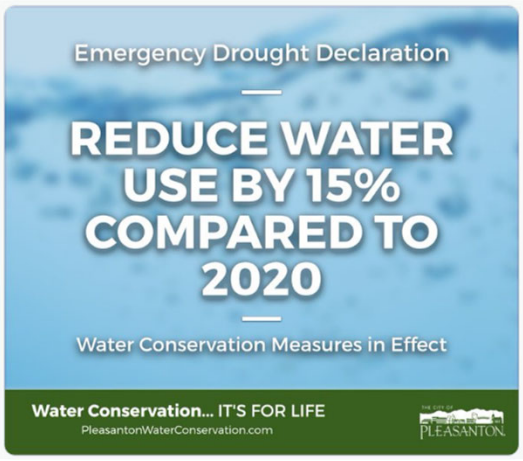
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Water Shortage Contingency Plan (WSCP)

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Water Shortage Contingency Plan (WSCP)

- Separate plan adopted alongside the 2025 UWMP
- Addresses shortages caused by drought, water quality concerns, or emergency events
- A dynamic, adaptive plan; designed to be updated as conditions change



Pleasanton's drought response campaign from Oct 2021

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Water Shortage Monitoring & WSCP Implementation Process

1. Annual Water Supply & Demand Assessment (AWSDA)
2. Shortage Declaration
3. Shortage Response
4. Public Communication
5. Monitor and Refine

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Shortage Response Actions

Water Shortage Levels

Shortage Level	Shortage Range	Enforcement
1	Up to 10%	Optional
2	Up to 20%	Optional / Mandatory
3	Up to 30%	Mandatory
4	Up to 40%	Mandatory
5	Up to 50%	Mandatory
6	>50%	Mandatory

Tools for Managing Water Shortage

- **Demand reduction actions** codified in Pleasanton Municipal Code Chapter 9.30
- Excess **water use charges**
- City water system **operational changes**
- Water **supply augmentation actions**

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Recommendation

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Recommendation

- Staff recommend City Council adopts a resolution to approve the City of Pleasanton's 2025 UWMP and WSCP.
- Adoption of these plans aligns with and supports the City's related goals and plans, including:
  - *Investing in our Environment and Safeguarding our City* by assessing the adequacy of the future water supply and strategic planning for action implementation during a water shortage.
  - Pleasanton's Climate Action Plan 2.0
  - Pleasanton's 2023-2031 Housing Update

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Questions?

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