



CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, March 5, 2024
7:00 PM

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held in-person and via video/teleconference and will be broadcast live on Channel 29 and at <https://www.tri-valleytv.org> and <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

- Pledge of Allegiance
- Remarks by Councilmember Testa
- Roll Call

Resolution No. 2024-008
Ordinance No. 2277

AGENDA AMENDMENTS

CONSENT CALENDAR

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

City Manager

1. Approve meeting minutes of January 16 and February 6, 2024
2. Adopt Ordinance No. 2274 modifying the membership and length of term of the Youth Commission by amending PMC Chapter 2.29; Adopt Ordinance No. 2275 creating the Energy and Environment Commission by adding a new Chapter 2.31 to the PMC, replacing the Committee on Energy and the Environment; and Adopt

Ordinance No. 2276 modifying the duties of the Planning Commission by amending PMC section 2.30.020 and disbanding the Housing Commission by deleting Chapter 2.38

Community Development

3. Actions of the Zoning Administrator and Planning Commission
4. Adopt a resolution approving the Annual Progress Report on implementation of the General Plan Housing Element for calendar year 2023 and authorize submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research
5. Adopt a resolution to approve the Altamont Settlement Agreement Education Advisory Board Expenditure Plan for Fiscal Year 2024/2025

Fire

6. Public Hearing: Adopt a resolution declaring weeds, dirt, rubbish, and refuse upon or in front of certain described properties within the city constitute public nuisances and that they be abated, and set a public hearing for April 16, 2024 regarding the abatement

Library and Recreation

7. Approve the submittal of an English-as-a-Second-Language grant application to the California State Library for FY 2024/25 and FY 2025/26 and adopt a resolution accepting \$61,071 in English-as-a-Second-Language grant funding for FY 2024/25

Public Works

8. Accept Public Improvements performed by Spectra Company for the Alviso Adobe South Wall Repairs Project, CIP No. 18725
9. Accept Public Improvements performed by Mar Con Builders, Inc. for the Livermore-Pleasanton Fire Department Fire Station No. 3 Project, CIP No. 17423
10. Approve the Third Amendment to the as-needed maintenance and trade services agreement for Shape, Inc. for utilities sewer and storm maintenance and pump repairs by increasing the total amount \$100,000 and extending the term through Fiscal Year 2024/2025 for a total not-to-exceed amount of \$425,000 over a five-year term
11. Review the bandstand options for Lions Wayside Park and provide direction to proceed with the staff recommendation of Option 1

MEETING OPEN TO THE PUBLIC

12. Presentation of a Proclamation recognizing Pleasanton's 2024 Ambassador
13. 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.

14. Receive a presentation on debt financing regarding interim water improvement projects and adopt a resolution declaring the City's intention to reimburse expenditures relating to capital improvement projects from the proceeds of tax-exempt obligations
15. Introduce an Ordinance amending Municipal Code Chapter 17.16 Tree Preservation and receive an update on the Urban Forest Master Plan and outreach results
16. Review of Pavement Management report completed by AMS Consulting for the bi-annual evaluation/reclassification of Street Surfaces Project, CIP No. 21521

MATTERS INITIATED BY COUNCIL

COUNCIL REPORTS

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

ADJOURNMENT

Notice

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

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

Accessible Public Meetings

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



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, January 16, 2024
7:00 PM**

CALL TO ORDER

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

Councilmember Arkin provided opening remarks.

ROLL CALL

Present: Councilmembers Arkin, Balch, Nibert, Vice Mayor Testa

Absent: Mayor Brown

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

Councilmember Arkin recused from item 3 because she lives within 500 feet of the property.

MOTION: It was m/s by Nibert/Testa to approve the consent calendar as recommended including that Councilmember Arkin recuses from voting on item 3. Motion passed by the following vote:

Ayes: Councilmembers Arkin, Balch, Nibert, Vice Mayor Testa

Noes: None

Absent: Mayor Brown

City Manager

1. Approve meeting minutes of October 17 and November 7, 2023

Recommendation: Approve meeting minutes of October 17 and November 7, 2023

Community Development

2. Actions of the Zoning Administrator and Planning Commission

Recommendation: Actions of the Zoning Administrator and Planning Commission

3. Introduce and waive first reading of an Ordinance approving an application to establish development standards and construct tennis court fencing for an existing single-family residence located at 2207 Martin Avenue (PUD-148)

Recommendation:

1. Find the project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA); and
2. Make the PUD considerations for the proposed development plan as stated in the draft ordinance provided as Attachment 1; and
3. Introduce and waive first reading of an Ordinance approving an application to establish development standards and construct tennis court fencing for an existing single-family residence located at 2207 Martin Avenue (Case No. PUD-148), subject to conditions of approval.

Finance

4. Accept the Monthly Disbursements and Investment Report for November 2023

Recommendation: Staff recommends the City Council accept claim disbursements in the amount of \$16,884,521 and the investment report for the month of November 2023.

Public Works

5. Adopt a Resolution of Summary Vacation for public service and access easements and acceptance of replacement public service and emergency vehicle access easements at 29 Grey Eagle Court

Recommendation: Adopt Resolution No. 2024-001 summary vacation for public service and access easements and acceptance of replacement public service and emergency vehicle access easements at 29 Grey Eagle Court. The Resolution of Summary Vacation affirms that:

1. The City Council may summarily vacate a public service easement if the easement has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement (§8333(c)).
2. The City Council may summarily vacate a public access easement if said easement area is deemed an excess right-of-way of a street or highway not required for street or highway purposes (§8334(a)).
3. The City Council may vacate a street, highway, or public service easement by adopting a Resolution of Summary Vacation (§8335(a)(1)).
4. The Resolution of Summary Vacation shall state the following (§8335(b)):
 - a. That the vacation is made under this chapter.
 - b. That the vacation area is precisely described.

- c. That the facts under which this summary vacation is made are as stated in this report.
 - d. That from and after the date this Resolution of Summary Vacation is recorded with the Alameda County Recorder's Office, the street, highway, or public service easement vacated no longer constitutes a street, highway, or public service easement.
 - e. That notice of the Resolution of Summary Vacation has been provided to all entities having any right, title, or interest in the public service easement.
- 5. The City Manager has been authorized by City Council Resolution No. 89-31 to accept on behalf of the City deeds or grants conveying any interest in or easement upon real estate to the City of Pleasanton, including replacement easements.
- 6. Approve the purchase of two Freightliner M2106 Dump Trucks with National Auto Fleet Group in the amount of \$503,576

Recommendation:

- 1. Authorize the purchase of two 2025 Freightliner M2106, DD8 7.7L 6 CYL Dual Stage 330 HP Engine, Allison 3500 RDS Transmission with 12' Duraclass 7 Yard Dump Body dump trucks.
 - 2. Authorize the City Manager to execute a Purchase Order with National Auto Fleet Group in the amount of \$503,576, inclusive of a 15 percent contingency.
- 7. Approve third amendment to the agreement with Tri-Signal Integration, Inc. for fire alarm maintenance and repair services by increasing the not-to-exceed amount by \$145,118 and extending the term through Fiscal Year 2024/25 for a total not-to-exceed amount of \$395,118 over a five-year term

Recommendation: Approve third amendment to the agreement with Tri-Signal Integration, Inc. for fire alarm maintenance and repair services by increasing the not-to-exceed amount by \$145,118 and extending the term through Fiscal Year 2024/25 for a total not-to-exceed amount of \$395,118 over a five-year term.

- 8. Approve plans and specifications, review bids, and award a construction contract to Golden State Construction & Utility, Inc. in the amount of \$1,644,000 for the Bernal Avenue 18-Inch Water Main (F-4 Line) & Turnout No. 1 Improvements Project, CIP No. 24172

Recommendation:

- 1. Approve plans and specifications, review bids, and award a construction contract to Golden State Construction & Utility, Inc. in the amount of \$1,644,000 for the Bernal Avenue 18-Inch Water Main (F-4 Line) & Turnout

- No. 1 Improvements Project, CIP No. 24172.
 2. Authorize the City Manager to enter into the project contract.
 3. Authorize an increase of \$100,000 to the existing \$300,000 Purchase Order 2024001 with Core and Main LP to purchase the City-supplied materials for Turnout No. 1.
 4. Allocate \$2,072,420 from the Water Operating and Maintenance Fund 420 reserve balance to the Bernal Avenue 18-inch Water Main (F-4 Line) & Turnout No. 1 Improvements Project, CIP No. 24172.
 5. Authorize the Director of Public Works to approve and execute contract change order(s) for a contingency amount of \$247,000 (approximately 15 percent of the contract) for unforeseen yet necessary related work.
9. Approve plans and specifications, review bids, and award the construction contract for Library Lighting Improvements Project, CIP No. 23493 to American Wholesale Lighting of Livermore, CA, for the low bid amount of \$997,212 and award a professional services agreement to Dahlin Group, Inc., for the not-to-exceed amount of \$21,350 for construction support services

Recommendation:

1. Approve plans and specifications, review bids, and award the construction contract for Library Lighting Improvements Project, CIP No. 23493 to American Wholesale Lighting of Livermore, CA, for the low bid amount of \$997,212 and award a professional services agreement to Dahlin Group, Inc., for the not-to-exceed amount of \$21,350 for construction support services
2. Authorize the City Manager to enter into the project contracts with American Wholesale Lighting and Dahlin Group, Inc.
3. Authorize the Director of Public Works to approve and execute contract change order(s) for a contingency amount not to exceed \$150,000 (approximately 15 percent) that is included in the project's funding.

MEETING OPEN TO THE PUBLIC

10. Presentation of a Proclamation recognizing January 18, 2024 as Sandra J. Wing Day in Pleasanton

Councilmember Arkin presented the proclamation. Recipient Sandra J. Wing provided remarks.

11. Public Comment regarding items not listed on the agenda

Vice Mayor Testa opened public comment. The following individual provided comment: Vicki LaBarge.

Vice Mayor Testa closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

12. Receive an update on the diversity, equity, inclusion and belonging implementation plan

Recommendation: Receive an update on the diversity, equity, inclusion and belonging implementation plan.

Deputy City Manager Alexa Jeffress and Dr. Lamont Browne presented the item and responded to questions from the City Council.

MATTERS INITIATED BY COUNCIL

None.

COUNCIL REPORTS

Councilmembers reported on regional and local agency meetings attended.

ADJOURNMENT

Vice Mayor Testa adjourned the meeting at 8:40 p.m.

Jocelyn Kwong, City Clerk



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, February 6, 2024
7:00 PM**

CALL TO ORDER

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

Councilmember Balch provided opening remarks.

ROLL CALL

Present: Councilmembers Balch, Testa, Nibert, Mayor Brown
Absent: Councilmember Arkin

REPORT ON CLOSED SESSION

None.

AGENDA AMENDMENTS

The City Manager noted a revision to item 1 provided in supplemental material removing the "aye" vote attributed to Councilmember Balch for Ordinance No. 2266.

CONSENT CALENDAR

MOTION: It was m/s by Testa/Balch to approve the consent calendar as recommended with the revision to item 1 as amended. Motion passed by the following vote:

Ayes: Councilmembers Balch, Testa, Nibert, Mayor Brown
Noes: None
Absent: Councilmember Arkin

City Manager

1. Approve meeting minutes of December 5, 2023

Recommendation: Approve meeting minutes of December 5, 2023.

Community Development

2. Actions of the Zoning Administrator and Planning Commission

Recommendation: Approve actions of the Zoning Administrator and Planning Commission.

3. Adopt Ordinance No. 2273 approving the application for a Planned Unit Development (PUD) Development Plan to establish development standards and construct tennis court fencing for 2207 Martin Avenue, as filed under case No. PUD-148

Recommendation: Adopt Ordinance No. 2273 approving the application for a Planned Unit Development (PUD) Development Plan to establish development standards and construct tennis court fencing for 2207 Martin Avenue, as filed under case No. PUD-148.

Library and Recreation

4. Approve submittal of an Alameda County Transportation Commission grant application to the 2024 Paratransit Discretionary Grant Program for up to \$536,000 in grant funding

Recommendation: Approve submittal of an Alameda County Transportation Commission grant application for the 2024 Paratransit Discretionary Grant Program for up to \$536,000 in grant funding.

Public Works

5. Approve fifth amendment to agreement with Raftelis Financial Consultants, Inc. for an increase of \$57,509 for a total not-to-exceed amount of \$317,059 for Water and Sewer Connection Fees Study consulting services

Recommendation: Approve and authorize the City Manager to execute the contract with Raftelis Financial Consultants, Inc. by an increase of \$57,509, to an amount not-to-exceed \$317,059, to prepare a water and sewer connection fees study.

6. Approve third amendment to the agreement with West Coast Arborists, Inc. to increase the not-to-exceed amount by \$100,000 for Fiscal Year 2023/24 for tree maintenance services

Recommendation: Authorize the City Manager to amend the maintenance and as-needed agreement with West Coast Arborist, Inc. by increasing the not-to-exceed amount by \$100,000 to \$795,014 for FY 2023/24 (to June 30, 2024).

7. Adopt a resolution authorizing the City Manager to sign and file, on behalf of the City, a Financial Assistance Application for a Financing Agreement from the State Water Resources Control Board for the planning, design, and construction of CIP No. 24174 – Water Supply Alternative (Wells 9 and 10) Project and related authorization

Recommendation: Adopt **Resolution No. 2024-002** authorizing the City Manager to sign and file a Financial Assistance Application for a financing agreement from the SWRCB for the planning, design, and construction of CIP No. 24174 – Water Supply Alternative (Wells 9 and 10) Project and related authorization.

8. Accept public improvements performed by Paulson Cox Construction, Inc. for the Augustin Bernal Mountain Bike Trail Project, CIP No. 20771

Recommendation:

1. Accept the project as complete and authorize the City Clerk to file a Notice of Completion.
 2. Authorize release of the retention in the amount of \$10,931 to Paulson Cox Construction, Inc. 30 days after the recordation of the Notice of Completion.
 3. Authorize the return of the project's balance of \$120,866 to General Trail Improvements and Development, CIP No. 01737 (Fund 222).
9. Accept public improvements performed by Golden Bay Construction, Inc. for the Val Vista Underdrain Improvements Project, CIP No. 21457

Recommendation:

1. Accept the project as complete and authorize the City Clerk to file a Notice of Completion.
 2. Authorize the release of the retention in the amount of \$79,348 to Golden Bay Construction, Inc., 30 days after the recordation of the Notice of Completion.
 3. Authorize the return of the project's balance of \$222,227 to the Storm Replacement/Renovation Fund (Fund 441).

MEETING OPEN TO THE PUBLIC

10. Presentation of the Alameda County Local Area Formation Commission and update on current activities

Rachel Jones, Chief Executive Officer, presented the item and answered questions from City Council.

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

Mayor Brown opened public comment. The following individuals provided comment: Jerry McNerney, Vicki LaBarge.

Mayor Brown closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

12. Receive a presentation on the Eastern Alameda County Human Services Needs Assessment and accept the final report

Recommendation: Receive a presentation on the Eastern Alameda County Human Services Needs Assessment and accept the final report.

Jay Ingram, Recreation Manager, and consultants from JSI presented the item.

Mayor Brown opened public comment. The following individuals provided comment: Georgia Gregory, Linda Kelly.

Mayor Brown closed the public comment.

MOTION: It was m/s by Testa/Nibert to accept the report. Motion passed by the following vote:

Ayes: Councilmembers Balch, Testa, Nibert, Mayor Brown

Noes: None

Absent: Councilmember Arkin

Mayor Brown called a recess at 9:10 p.m. and reconvened the meeting at 9:16 p.m.

13. Accept the Annual Comprehensive Financial Report (ACFR) and other related audits for the fiscal year ending June 30, 2023

Recommendation: Accept the audited Annual Comprehensive Financial Report and other related reports for FY 2022/23.

Susan Hsieh, Finance Director, presented the item and responded to questions from the City Council.

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

MOTION: It was m/s by Balch/Nibert to accept the reports as recommended. Motion passed by the following vote:

Ayes: Councilmembers Balch, Testa, Nibert, Mayor Brown

Noes: None

Absent: Councilmember Arkin

MATTERS INITIATED BY COUNCIL

None.

COUNCIL REPORTS

The City Council reported on local and regional board meetings attended.

ADJOURNMENT

Mayor Brown adjourned the meeting at 10:11 p.m.

Jocelyn Kwong, City Clerk



CITY COUNCIL AGENDA REPORT

March 5, 2024
City Manager

**TITLE: ADOPT ORDINANCE NO. 2274 AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF PLEASANTON MODIFYING THE MEMBERSHIP AND
LENGTH OF TERM OF THE YOUTH COMMISSION BY AMENDING
MUNICIPAL CODE CHAPTER 2.29**

The foregoing Ordinance No. 2274 was introduced at a regular meeting of the City Council on February 20, 2024, by the following vote:

Ayes:	Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Noes:	None
Absent:	None
Abstain:	None

ORDINANCE NO. 2274

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON MODIFYING THE MEMBERSHIP AND LENGTH OF TERM OF THE YOUTH COMMISSION BY AMENDING MUNICIPAL CODE CHAPTER 2.29

WHEREAS, the City values the views of youth in the community, who make up 24% of the population. After the adoption of the Youth Master Plan, the City Council formed a Youth Commission to regularly receive youth perspectives and initiatives; and

WHEREAS, on October 17, 2023, February 20, 2024, and March 5, 2024, at duly noticed public hearings, the City Council considered commission and committee reorganization, and determined that the Youth Commission should be modified to remove adult members and alternates, shorten terms, and make other related changes.

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

SECTION 1. Finds that the proposed amendments to the Pleasanton Municipal Code have no possibility to have a significant effect on the environment per Title 14 California Code of Regulations (CEQA Guidelines) § 15061(b)(3).

SECTION 2. Amends the Pleasanton Municipal Code as shown in Exhibit A, attached, and incorporated by this reference, to modify the membership, length of terms and other related changes to the Youth Commission.

SECTION 3. New Youth Commissioners shall generally begin their term in September. Applicants during Spring Recruitment should apply for an appointment which aligns with the grade level that the person will be in September of that year.

SECTION 4. Under the prior provisions, a commissioner could serve a maximum of six years (three terms of two years each). With this amendment, a commissioner can now serve a maximum of four years (two terms of two years each). However, commissioners whose first or second term began prior to March 5, 2024, may apply for additional terms for a total of six years of service. A commissioner currently serving a third term may complete that third term for six total years of service.

SECTION 5. Adult members currently serving on the Youth Commission shall have their terms end at the Youth Commission meeting in May 2024.

SECTION 6. Staff are directed to reach out to all schools to share information about these opportunities during each recruitment period.

SECTION 7. 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 8. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton, California, on February 20, 2024 by the following vote:

Ayes:	Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Noes:	None
Absent:	None
Abstain:	None

Karla Brown, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

Amend these three sections of **Chapter 2.29 Youth Commission**:

- 2.29.030 Memberships—Appointments.
- 2.29.040 Term of membership.
- 2.29.080 Meetings.

other sections remain unchanged.

2.29.030 Memberships—Appointments.

- A. The commission shall have 15 regular commissioners, all of whom shall be residents of the city.
- B. The 15 regular commissioners shall include: three students from middle school; six students who are high school freshmen or sophomores; and six students who are high school juniors or seniors.
- C. Commissioners shall be appointed by the mayor subject to ratification by the city council, as provided in the adopted city resolution establishing procedures for appointments to boards and commissions.
- D. Commissioners shall be eligible to participate in all activities of the commission.
- E. Commissioners shall be compensated as established by city council resolution or as allowed by state law.

2.29.040 Term of membership.

- A. Commissioners shall be eligible to serve a maximum of four years with two terms of two years.
- B. The term of a commissioner shall be consistent with and subject to city council resolution concerning limiting service on boards and commissions.

2.29.080 Meetings.

- A. Regular meetings shall be held on the second Wednesday of each month, September through May, at a time and place set by the commission. The commission may approve an alternate meeting date.
- B. Special meetings may be called by the chairperson or by a majority of the commissioners, the city manager, and/or the city council provided written notice is given 48 hours in advance of the special meeting to the following: each commissioner, local newspapers of general circulation, and anyone filing written request for notice with the city clerk. Notice of

meetings shall comply in all respects with Section 54950 et seq., of the Government Code, known commonly as the Ralph M. Brown Act.

C. All meetings shall be open to the public and shall follow a prepared agenda. Minutes of all meetings shall be kept and filed with the city clerk.

D. Eight commissioners need to be present to constitute a quorum and a vote to approve or deny shall only occur upon a majority vote of the commissioners present.

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**TITLE: ADOPT ORDINANCE NO. 2275 AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF PLEASANTON CREATING AN ENERGY AND
ENVIRONMENT COMMISSION BY ADDING A NEW CHAPTER 2.31 TO THE
MUNICIPAL CODE, REPLACING THE COMMITTEE ON ENERGY AND THE
ENVIRONMENT**

The foregoing Ordinance No. 2275 was introduced at a regular meeting of the City Council on February 20, 2024, by the following vote:

Ayes:	Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Noes:	None
Absent:	None
Abstain:	None

ORDINANCE NO. 2275

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON CREATING AN ENERGY AND ENVIRONMENT COMMISSION BY ADDING A NEW CHAPTER 2.31 TO THE MUNICIPAL CODE, REPLACING THE COMMITTEE ON ENERGY AND THE ENVIRONMENT

WHEREAS, since the City has been concerned about the preservation of environmental quality and the conservation of energy, the City Council created the Committee on Energy and the Environment by Resolution No. 08-234 in 2008, and extended the committee's term on February 16, 2016, February 17, 2017, and June 4, 2019, until making it a permanent committee by Resolution No. 21-1201 in 2021; and

WHEREAS, the Committee on Energy and the Environment provided key guidance and insight into the development of Climate Action Plan (CAP) 2.0 adopted in March 2022, as well as the original CAP; and

WHEREAS, on October 17, 2023, February 20, 2024, and March 5, 2024, at duly noticed public hearings, the City Council considered commission and committee reorganization, and determined that the Committee on Energy and the Environment should be made a formal commission as these members will have an important and on-going role implementing the CAP 2.0, as well as working with staff to prepare an Energy and Environmental Priorities Plan to reflect community opportunities, needs and interests.

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

SECTION 1. Finds that the proposed amendments to the Pleasanton Municipal Code have no possibility to have a significant effect on the environment per Title 14 California Code of Regulations (CEQA Guidelines) § 15061(b)(3).

SECTION 2. Amends the Pleasanton Municipal Code as shown in Exhibit A, attached and incorporated by this reference, to create a new Energy and Environment Commission.

SECTION 3. Repeals Resolution Nos. 08-234 and 21-1201 to disband the Committee on Energy and the Environment, as it is being replaced with this new Energy and Environment Commission.

SECTION 4. The existing six regular members of the Committee on Energy and the Environment shall become commissioners on the new Energy and Environment Commission for the remainder of their respective terms, with the most recently appointed regular member serving as the alternate commissioner, the youth member serving in the same role, and current and prior service on the committee counting towards years served when calculating maximum number of years of service allowed on the commission.

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. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton, California, on February 20, 2024 by the following vote:

Ayes:	Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Noes:	None
Absent:	None
Abstain:	None

Karla Brown, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

Chapter 2.31 ENERGY AND ENVIRONMENT COMMISSION

2.31.010 Commission created. There is created an energy and environment commission.

2.31.020 Duties.

A. The energy and environment commission shall advise the city council in matters related to city energy and environmental services as outlined in the City's adopted Climate Action Plan (CAP).

B. The duties of the commission shall include the following:

1. Advise and assist in implementation of the adopted CAP and assist with subsequent updates to the CAP;
2. In collaboration City staff, prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs, and interest as identified in the CAP, and in consideration of available City resources to successfully implement priorities;
3. As identified in the CAP, promote and recommend strategies toward preservation, enhancement and sustainable utilization of environmental resources for use by residents and businesses of the City of Pleasanton;
4. As identified in the CAP, give special consideration to issues that may adversely affect those natural resources within the city.
5. Develop strategies that are measurable in a quantitative and qualitative fashion; and
6. Support the intent of the General Plan's environmental goals, policies and programs.

2.31.030 Membership—Appointments.

A. The commission shall have five regular commissioners, one youth member, and one alternate commissioner all of whom shall be residents of the city.

B. The five regular commissioners and the one alternate commissioner shall be selected from the community at large. The youth member shall be the minimum age of a high school freshman. The regular commissioners, the youth member, and alternate commissioner shall be appointed by the mayor, subject to the ratification by the city council, as provided in the adopted city council resolution establishing procedures for appointments to boards and commissions.

C. Commissioners shall be eligible to participate in all activities of the commission except that the alternate commissioner shall vote only in the event of an absence or conflict of interest of one of the regular commissioners.

D. The alternate commissioner may serve as a voting member on any subcommittee of the commission and may be designated as the commission's representative to other boards and commissions.

E. Commissioners shall be compensated as established by city council resolution, unless the youth member is unable to qualify for a work permit that allows for compensation.

2.31.040 Term of membership.

A. Regular commissioners shall be eligible to serve a maximum of eight years with two four-year terms.

- B. Alternate commissioners shall be eligible to serve four-year terms and are not subject to a limit in the number of years served.
- C. The youth member shall be eligible to serve a two-year term.
- D. The term of a commissioner shall be consistent with and subject to city council resolution concerning limiting service on boards and commissions.

2.31.050 Maintenance of membership.

A. Persons appointed to the commission shall continue to serve as members of the commission except when:

1. The commissioner's term of office on the commission expires;
2. The commissioner voluntarily resigns from the commission;
3. The commissioner is absent from one-third of the regular meetings within a six-month period as provided in subsection C of this section;
4. The commissioner fails to maintain a primary residence in the city;
5. The commissioner fails to timely file any required Statement of Economic Interest;
6. The commissioner is employed by the city in a capacity related to the duties of the commission.

B. The secretary of the commission shall inform the council when any of the above occurs.

C. The following procedures shall apply to termination of office as a result of absences from commission meetings:

1. At the end of each six-month period, the secretary of the commission shall report the attendance record of each member of the commission to the city manager, who shall transmit the record to the city council.
2. The city manager shall notify, in writing, any commissioner who has been absent from one-third or more of the regular meetings during the course of a six-month period and request that the commissioner submit, in writing, to the city council the reasons for the absences.
3. The city council shall determine if the commissioner's reasons for the absences were justified. If the city council determines that the reasons for the failure of the member to attend the meetings in question were not justified, the city council shall terminate the term of office of the commissioner and declare the office vacant.
4. If the city council declares such office vacant, the city clerk shall notify the commissioner that the commissioner's term has been officially terminated.

2.31.060 Commissioner vacancies. Vacancies on the commission shall be filled as provided in the city council resolution establishing procedures for appointments to city boards and commissions.

2.31.070 Organization.

A. Commissioners shall meet in regular session and elect a chairperson and vice chairperson. The election shall be by a majority vote of the commission, to be held on the last meeting of each calendar year. The term of service for these offices shall be one year, beginning in January of each year. No commissioner shall serve more than two consecutive full terms as chairperson or vice chairperson of the commission.

B. The commission shall conduct its meetings and business in accordance with the Commissioner's Handbook as said handbook is amended from time to time.

C. The chairperson shall:

1. Preside at all meetings;
2. Appoint commissioners as needed to serve on subcommittees, ad hoc committees, and as representatives on other boards and commissions; and

- 3. Call special meetings.
- D. The vice chairperson shall preside in the absence of the chairperson.
- E. The city manager shall appoint a city employee to serve as staff liaison who shall also serve as secretary to the commission. The staff liaison/secretary to the commission shall keep true and accurate accounts of all action of the commission.

2.31.080 Meetings.

- A. Regular meetings shall be held on the fourth Wednesday of every month at a time and place set by the commission. The commission may approve an alternate meeting date.
- B. Special meetings may be called by the chairperson or by a majority of the commissioners, the city manager, and/or the city council, provided written notice is given 48 hours in advance of the special meeting to the following: each commissioner, local newspapers of general circulation, and anyone filing written request for notice with the city clerk. Notice of meetings shall comply in all respects with Section 54950 et seq., of the Government Code, known commonly as the Ralph M. Brown Act.
- C. All meetings shall be open to the public and shall follow a prepared agenda. Minutes of all meetings shall be kept and filed with the city clerk.
- D. Three commissioners allowed to vote need to be present to constitute a quorum and a vote to approve or deny shall only occur upon a majority vote of the commissioners present who are allowed to vote.

//

**TITLE: ADOPT ORDINANCE NO. 2276 AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF PLEASANTON MODIFYING THE DUTIES OF THE
PLANNING COMMISSION BY AMENDING MUNICIPAL CODE SECTION
2.30.020 AND DISBANDING THE HOUSING COMMISSION BY DELETING
CHAPTER 2.38**

The foregoing Ordinance No. 2276 was introduced at a regular meeting of the City Council on February 20, 2024, by the following vote:

Ayes:	Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Noes:	None
Absent:	None
Abstain:	None

ORDINANCE NO. 2276

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON MODIFYING THE DUTIES OF THE PLANNING COMMISSION BY AMENDING MUNICIPAL CODE SECTION 2.30.020 AND DISBANDING THE HOUSING COMMISSION BY DELETING CHAPTER 2.38

WHEREAS, the City values members of the community volunteering their time to provide recommendations to the City Council, and desires to use volunteer time efficiently; and

WHEREAS, on October 17, 2023, February 20, 2024, and March 5, 2024, at duly noticed public meetings, the City Council considered commission and committee reorganization, and determined that the Planning Commission should be modified to incorporate most of the duties of the Housing Commission as those commissions have fit and similarity in areas of focus, and that the City can disband the Housing Commission as development patterns for large scale housing development involving the City has changed.

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

SECTION 1. Finds that the proposed amendments to the Pleasanton Municipal Code have no possibility to have a significant effect on the environment per Title 14 California Code of Regulations (CEQA Guidelines) § 15061(b)(3).

SECTION 2. Amends the Pleasanton Municipal Code Section 2.30.020 as shown in Exhibit A, attached, and incorporated by this reference, to modify the duties of the Planning Commission.

SECTION 3. Amends the Pleasanton Municipal Code to delete Chapter 2.39 Housing Commission in its entirety. Most of the duties which were assigned to the Housing Commission in the Pleasanton Municipal Code are generally assumed by the Planning Commission, such as the review of affordable housing agreements per Section 17.44.090, and those duties which have more recently not been carried out by the Housing Commission are not assigned to the Planning Commission.

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. This ordinance shall be effective thirty (30) days after its passage and adoption.

{Vote and signatures to follow on next page}

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton, California, on February 20, 2024 by the following vote:

Ayes:	Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Noes:	None
Absent:	None
Abstain:	None

Karla Brown, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

Amend Section **2.30.020 Duties** of Chapter 2.30 Planning Commission

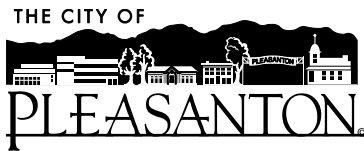
§ 2.30.020 Duties.

A. The planning commission shall perform functions as outlined in this chapter.

B. The duties of the commission shall include the following:

1. Prepare, make recommendations to city council to adopt and administer a general plan for the city and for land adjacent to the city for long term growth, subject to revision as conditions and land uses change;
2. Prepare, make recommendations to city council to adopt and administer specific plans, and area plans in accordance with the general plan, regulating land and building uses, height and bulk of buildings, open spaces about buildings, lot percentages, lot sizes and locations of buildings and rights-of-way;
3. Recommend to the city council amendments to the zoning ordinance to carry out the general plan and specific plans;
4. Investigate, hear and determine applications for use permits and for variance permits made pursuant to the zoning laws of the city;
5. Investigate, hear and determine disputes and controversies regarding the zoning ordinance;
6. Review subdivision maps filed with the city, act as "advisory agency" pursuant to the subdivision map act of the state of California in making recommendations concerning said maps to the council;
7. Make recommendations to the city council and/or establish policies regarding affordable housing projects affiliated with the city including preference and eligibility criteria for city assisted housing, available grant applications, and new affordable housing programs.
8. Review and make recommendations to the city council regarding community development block grant applications for capital improvement and rehabilitation projects.
9. As directed by the city council or in accordance with adopted City policy, review and make recommendations to the city council regarding expenditures of the city's lower income housing fund.
10. Review and make recommendations to the city council regarding affordable housing agreements entered into pursuant to Chapter 17.44.

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CITY COUNCIL AGENDA REPORT

March 5, 2024
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P24-0024, Francisco Matos

Application for Administrative Design Review approval to convert an existing approximately 76-square-foot covered rear porch to living space on the first floor of an existing residence located at 7199 W. Woodbury Court.

Project Information:

Existing floor area: 5,330 square feet

Total floor area with addition: 5,404 square feet

Lot size: 15,188 square feet

Existing floor area ratio: 35.09 percent

Total floor area ratio with addition: 35.58 percent

Approved. (9 days)

P24-0037, Bill & Jennifer Reilly

Application for Administrative Design Review approval to replace the original horizontal siding with custom milled horizontal siding, to match the original siding, on the façade of an existing historic residence located at 637 St. Mary's Street.

Approved. (8 days)

Prepared by:

Melinda Denis
Zoning Administrator

Submitted by:

Ellen Clark
Director of Community
Development

Approved by:

Gerry Beaudin
City Manager

March 5, 2024
Community Development

TITLE: ADOPT A RESOLUTION APPROVING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE GENERAL PLAN HOUSING ELEMENT FOR CALENDAR YEAR 2023 AND AUTHORIZE SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

SUMMARY

An Annual Progress Report (APR) on the status of the Pleasanton General Plan Housing Element has been prepared for the 2023 calendar year, per State law. The report must be approved by the local legislative body through a resolution and submitted to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1 of each year to show the status of implementation of the Housing Element goals, policies, and programs. This annual report will be the first APR submitted for the 2023-2031 (6th Cycle) Housing Element cycle, which was adopted on January 26, 2023, revised on August 17, 2023, and certified by HCD on August 23, 2023.

RECOMMENDATION

Adopt a resolution approving the Annual Progress Report on implementation of the General Plan Housing Element for calendar year 2023 and authorize submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

BACKGROUND

Section 65400 of the California Government Code requires the City to file an annual report with the State Department of Housing and Community Development addressing the status of the General Plan Housing Element and progress made toward implementing its goals and policies. The General Plan Housing Element for the 2023-2031 planning period was adopted by the City Council on January 26, 2023, revised on August 17, 2023, and certified by HCD on August 23, 2023. This annual report will be the first submitted for the 6th Cycle Housing Element, covering calendar year 2023.

DISCUSSION

The Housing Element Annual Progress Report (APR) – 2023 is attached for the City Council's review (Attachment 1). HCD has specific reporting requirements for the APR, including information contained in a series of standardized spreadsheet tables (completed tables are attached to this report). Various State housing laws adopted in 2020 and more recent years have added new data requirements for APRs that are reflected in this 2023 Housing Element APR as needed. Some of the newer standardized tables required by HCD, particularly Table A2, are difficult to print in a reader-friendly manner; staff has attempted to make the tables as

clear as possible in printed format, and a link to PDF (electronic) copies is available upon request and in the online version of the attachment that is part of the agenda report.

In the past, HCD only required reporting on the number of housing unit permits issued each reporting year. HCD now requires reporting on the number of applications submitted, housing units entitled, housing unit permits issued, and housing permits finalized during the year, including the type of units (single-family, multifamily, etc.), and their affordability categories (very low-, low-, moderate- and above moderate-income). HCD additionally requires information about residential lot splits and housing development units created with the provisions of SB 9.

Building Permits Issued and Progress Towards Meeting RHNA

Table B of Attachment 1 (shown below as Table 1) is a summary that tracks building permits issued for each year of the 6th Cycle Housing Element's Regional Housing Needs Allocation (RHNA) period (2023-2031).

In 2023, building permits were issued for 18 new residential housing units (7 single-family homes and 11 ADUs). Note that the APR for this reporting period reflects a total of 54 units (44 single-family homes and 10 ADUs), because units permitted between June 30, 2022 and January 1, 2023 are also counted in this planning period, due to provisions in State law related to the timing of the Housing Element update. All of the building permits that were issued or finalized for single-family residences are for above moderate-income housing, whereas the ADU building permits that were issued and finalized are able to be reported at various affordability levels, pursuant to the assumptions of a regional ADU affordability survey conducted by ABAG/MTC. Per HCD, jurisdictions should utilize actual or anticipated affordability of ADUs. For example, utilizing information collected as part of the permit process; however, if this information is not available, HCD is allowing Bay Area jurisdictions to utilize ADU affordability assumptions from ABAG's (Association of Bay Area Government) ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024. For Pleasanton, the ABAG methodology allows the City to assume non-deed-restricted ADUs are 30% very low income, 30% low income, 30% moderate income and 10% above moderate income. For subsequent APRs, these assumptions may be updated or changed.

Based on the existing market demand and approvals/entitlements issued in the past year, staff expects the City will issue a greater number of permits in 2024 as compared to 2023. Projects expected to begin construction include the 305-unit Avalon Bay project and the 42-unit 2025 Santa Rita Road project. The 360-unit Stoneridge mall project may also begin construction in 2024, although it could be delayed past this date. In addition, the number of ADUs is anticipated to continue to increase over the next year, consistent with past years' trends. Despite these general trends, ongoing relatively high interest rates and construction costs may continue to affect housing production, and it is difficult to predict whether the City will see a slow-down in new housing construction.

Tables 1 and 2 summarize RHNA progress in the current cycle (2023-2031) and prior cycle (2014-2022) (Table B in the APR). The City has produced a total of 45 above-moderate units so far within the current eight-year cycle (2023-2031). Only units whose building permits have been issued by the City count towards RHNA progress. The City produced three non-deed restricted ADUs at each of the three affordability levels in 2023 and two non-deed restricted

moderate income ADUS in the projection period. As noted, Table 1 includes a column for the projection period between June 30, 2022, and January 30, 2023, as units that were permitted after June 30, 2022, are included in the current RHNA cycle.

Table 1. Current Cycle (2023-20231) RHNA Progress (*referenced as Table B in Attachment 1*)

Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
Income Level		RHNA Allocation by Income Level	Projection Period- 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1750		0	-	-	-	-	-	-	-	3	1747
	Non-Deed Restricted			3	-	-	-	-	-	-	-		
Low	Deed Restricted	1008		0	-	-	-	-	-	-	-	3	1005
	Non-Deed Restricted			3	-	-	-	-	-	-	-		
Moderate	Deed Restricted	894		0	-	-	-	-	-	-	-	5	889
	Non-Deed Restricted		2	3	-	-	-	-	-	-	-		
Above Moderate		2313	34	9	-	-	-	-	-	-	-	45	2268
Total RHNA		5965											
Total Units			36	18	-	-	-	-	-	-	-	54	5911

Table 2. Prior Cycle (2014-2022) RHNA Progress

Regional Housing Needs Allocation Progress												
Permitted Units Issued by Affordability												
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	716	54	128	0	25	23	0	0	0	230	486
	Non-Deed Restricted		0	0	0	0	0	0	0	0		
Low	Deed Restricted	391	16	21	6	28	6	0	0	0	78	313
	Non-Deed Restricted		0	0	1	0	0	0	0	0		
Moderate	Deed Restricted	407	0	0	0	0	0	0	0	0	62	345
	Non-Deed Restricted		2	10	6	7	11	9	17	0		
Above Moderate		553	819	228	102	38	87	36	24	53	1334	0
Total RHNA		2067										
Total Units			891	387	115	98	127	45	41	53	1757	1144

Residential Project Applications

In 2023, the City received six applications for the entitlement and construction of 902 new housing units that have been deemed complete and were either approved or are pending approval*. These applications are summarized in Table 3, below:

Table 3. 2023: Residential Project Applications

Application Type	Number of Above Moderate Units	Number of Low Income Units	Notes
Detached Single-Family Residential	395	0	Includes Merritt (Foothill Road) and Kiewit (3300 Busch Road) projects.
Accessory Dwelling Units (ADUs)	6	82**	Includes ADUs provided for Kiewit project and housing projects at 4400 Black Avenue and 5976 W Las Positas Boulevard. 45 of the ADUs are deed restricted low income.
Attached Single-Family Residential	286	31	Includes 42 approved units at 2025 Santa Rita Road, and units at 4400 Black Avenue, 5976 W Las Positas Boulevard, and 3200 Hopyard Road. Low income units are proposed as part of the Merritt and 3200 Hopyard Road projects.
MultiFamily Residential	0	102	Includes a multifamily component of the Kiewit project.
Total	687	215	

**Note that Table A in the attachments shows 12 rows; due to the reporting format, if a project contains multiple types of housing, each is reported in a separate row. For example, the Kiewit project at 3300 Busch Road is reported in three separate rows for the single-family, ADU and multifamily components. Additionally, the approved SB 9 Urban Lot split is shown in Table A, but it does not produce residential units until building permits are submitted and approved.*

*** For ADUs proposed as part of current development applications, 31 of the 88 ADUs are proposed to be deed restricted as low-income units. The remaining, non-deed-restricted ADUs are counted in the prescribed income categories per the ABAG methodology; including 6 assumed to be above-moderate income ADUs. See affordability assumption discussion in Building Permits Issued section above.*

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This is an informational report and not a project as defined by CEQA Guidelines Section 15378. Therefore, no environmental assessment is required.

EQUITY AND SUSTAINABILITY

No outreach was conducted, as this item is an administrative matter of City business.

OUTREACH

No outreach was conducted, as this item is an administrative matter of City business.

STRATEGIC PLAN ALIGNMENT

Approval of this item advances the ONE Pleasanton strategic plan goal of *Building a Community Where Everyone Belongs* - Strategy 6: Implement the Housing Element and develop a plan to end homelessness. The APR documents the City's progress towards meeting its Housing Element RHNA, and in accomplishing the various programs identified in the Housing Element.

FISCAL IMPACT

This is an informational item only; therefore there is no fiscal impact.

Prepared by:



Emily Carroll, Associate
Planner

Submitted by:



Ellen Clark, Director of Community
Development

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Resolution
2. Resolution Exhibit A

RESOLUTION NO. 24-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE GENERAL PLAN HOUSING ELEMENT FOR THE CALENDAR YEAR 2023 AND AUTHORIZING SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE CALIFORNIA GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

WHEREAS, California Government Code Section 65400 requires cities to prepare an annual report on the status of, and progress on the implementation of, the General Plan Housing Element, and to submit that report to various State agencies by April 1; and

WHEREAS, a Housing Element Annual Progress Report for the 2023 calendar year has been prepared; and

WHEREAS, on March 5, 2024 the City Council of the City of Pleasanton reviewed the report.

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

SECTION 1. The report accurately reflects the City's progress in implementing the General Plan Housing Element.

SECTION 2. The City Council authorizes submittal of the attached Pleasanton Housing Element Annual Progress Report – 2023, shown in Exhibit A, attached hereto and made part of this case by reference, to the California Department of Housing and Community Development, and the Governor's Office of Planning and Research, as required by statute.

PASSED, APPROVED AND ADOPTED by the City Council of Pleasanton at a regular meeting held on March 5, 2024.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of March 2024, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Please Start Here

General Information	
Jurisdiction Name	Pleasanton
Reporting Calendar Year	2023
Contact Information	
First Name	Emily
Last Name	Carroll
Title	Associate Planner
Email	ecarroll@cityofpleasantonca.gov
Phone	9259315608
Mailing Address	
Street Address	P.O. Box 520
City	Pleasanton
Zipcode	94566

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Pleasanton	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		9
Total Units		18

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	42	0	0
Single-family Detached	0	7	42
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	11	3
Mobile/Manufactured Home	0	0	0
Total	42	18	45

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	14	14
Not Indicated as Infill	4	4

Housing Applications Summary	
Total Housing Applications Submitted:	12
Number of Proposed Units in All Applications Received:	902
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	8	623
Discretionary	4	279

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	10
Number of Units in Applications Submitted Requesting a Density Bonus	860
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	55
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Pleasanton	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

Page 42 of 228

Jurisdiction	Pleasanton	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,750	-	-	-	-	-	-	-	-	-	-	3	1,747
	Non-Deed Restricted		-	3	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,008	-	-	-	-	-	-	-	-	-	-	3	1,005
	Non-Deed Restricted		-	3	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	894	-	-	-	-	-	-	-	-	-	-	5	889
	Non-Deed Restricted		2	3	-	-	-	-	-	-	-	-		
Above Moderate		2,313	34	9	-	-	-	-	-	-	-	-	43	2,270
Total RHNA		5,965												
Total Units			36	18	-	-	-	-	-	-	-	-	54	5,911
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		875		-	-	-	-	-	-	-	-	-	-	875

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Pleasanton	
Reporting Year		2023	
D. 1. Name		D. 3. Time	
D. 2. Objective		D. 4. Status	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
6th Cycle Program 1.1: Maintain zoning/rezone appropriate sites to accommodate Pleasanton’s share of the regional housing need for all income levels. Parcels to be rezoned are identified in Appendix B, Table B13. As reflected in Appendix B, each potential rezoned lower-income site will be zoned for a minimum of at least 30 units per acre, have the capacity to accommodate at least 16 units, and be available for development in the planning period where water, sewer, and dry utilities can be provided. Sites rezoned for lower-income unit capacity will permit owner-occupied and rental multi-family uses by right pursuant to Government Code §65583.2(h) and (i) for developments in which 20 percent or more of the units are affordable to lower-income households. On rezoned lower-income sites, the City will allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Any necessary specific plan amendments (e.g., Vineyard Avenue Specific Plan) will be adopted concurrently with the rezoning adoption.	Provide capacity to accommodate RHNA shortfall (capacity for at least 1,814 lower-income units, 301 moderate-income units, and 1,149 above moderateincome units)	Complete rezoning by January 31, 2024	Rezoning completed December 2023.
6th Cycle Program 1.2: Consistent with SB 166 (No Net Loss), the City will monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times. Reporting is anticipated to coincide with preparation of the Annual Progress Reports (Program 4.1). The City will track each site in its inventory and report annually to the City Council on the adequacy of available sites compared to the progress made towards meeting the RHNA.	Ongoing monitoring of housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income level.	Annually track status of identified sites and report to City Council (by April 1 of each year)	The City continues to submit the APR to HCD and OPR by April 1 of each year and report to City Council.
6th Cycle Program 1.3: Adopt zoning standards consistent with the Bay Area Rapid Transit (BART) Transit Oriented Development (TOD) Place Type: Neighborhood/Town Center for AB 2923-eligible parcels within a half-mile of the West Dublin/Pleasanton and Dublin/Pleasanton BART stations. This includes requiring a minimum of 75 dwelling units per acre and five stories. To encourage the development of housing at the Dublin/Pleasanton BART parking lot parcels, the City will take the following steps: 1. Develop and adopt Objective Design Standards for the Dublin/Pleasanton BART parking lot parcels that reflect the allowable minimum development standards set forth in AB 2923. 2. Undertake preparation of a concept plan for the Dublin/Pleasanton BART parking lot parcels, with input from BART and the community, that addresses the range of allowable land uses, including housing at the assigned density. The City will lead the planning effort and seek grant and other funding to support this effort. 3. Ensure that the plan adequately addresses parking for new uses and existing commuter parking needs, with the goal to provide an appropriate amount of replacement parking and implement strategies to reduce and manage overall parking demand. Funding for replacement parking, including potential non-BART sources of funding, will be addressed in coordination with the City and BART. 4. During and upon adoption of the plan, the City will work with BART to actively pursue development interest in the parcels, including soliciting developer input on the plan during plan preparation, and issuance of Request(s) for Proposals to pursue development of the site during the 6th Cycle Housing Element planning period.	Encourage the development of housing at the Dublin/Pleasanton BART parking lot parcels	AB 2923 standards effective July 1, 2022. Adopt zoning and Objective Design Standards (March 2023). Complete concept plan and work with BART to pursue developer interest (begin in 2024, complete in December 2026, and ongoing).	In 2023, the City adopted Objective Design Standards consistent with the provisions of AB2923. The City also has submitted for and received nomination for MTC/ABAG’s Priority Sites Program, rezoned the site to be consistent with the 6th Cycle Housing Element, and will commence concept planning for the site with BART in 2024.
6th Cycle Program 1.4: Pursuant to AB 1397, certain rezoning requirements apply if a lower-income housing site identified in Appendix B was identified as a housing site (for any income level) in a previous Housing Element’s site inventory. The following vacant and nonvacant lower-income sites are subject to this rezoning requirement: 1. Vacant lower-income sites that have been included in at least two consecutive Housing Element sites inventories. 2. Nonvacant lower-income sites that have been included in a prior Housing Element sites inventory. The City will allow development by right pursuant to Government Code §65583.2(i), and subject to conformance with applicable objective design and development standards, when 20 percent or more of the units are affordable to lower-income households on sites identified in Table 4-1 to accommodate lower-income RHNA that were previously identified in past Housing Element(s).	Comply with AB 1397	Fourth quarter 2023	Completed December 2023.
6th Cycle Program 1.5: Acquire and/or assist in the development of one or more sites for housing affordable to lower income households, including a focus on extremely low-income households. Specific actions the City will undertake to pursue this effort include: 1. Conduct outreach to and coordinate with non-profit housing developers and owners of identified sites to accommodate housing affordable to lower-income households for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc. 2. Actively assist owners of property zoned or designated for high-density residential development (allow at least 30 dwelling units per acre) in soliciting non profit housing organizations for proposals to develop housing affordable to extremely low-, very low-, and low-income households on available sites using Lower Income Housing Fees. The objective is to assure that owners of these properties are informed of City affordable housing programs and resources to support development of affordable housing. 3. Direct outreach to religious institution site owners or operators to inform them about AB 1851 and any other regulations that encourage housing development on these sites. The City will reach out to each religious institution site owners or operators within one year following Housing Element adoption; and then provide mailed notifications to the owners within six months of the adoption of any new State legislation that reduces barriers to development of religious institution sites. 4. In conjunction with any potential re-zoning of properties owned by the Pleasanton Unified School District (PUSD) for housing, engage with PUSD to encourage some or all of these sites to include a proportion of units that are affordable to the local workforce. 5. When land becomes available to the City, reserve suitable sites for non-profit organizations to build below-market rate housing that includes a mix of unit sizes, including a proportion of three-bedroom units for large households (if the project is not age-restricted), in addition to smaller units for smaller households. To encourage a high proportion of affordable units on such sites, the City may issue a Request for Proposals in conjunction with non-profit or for-profit housing developers for development providing at least 20 percent of the units to very low-income households and 20 percent of the units to low-income households. 6. Facilitate funding of site acquisition and project construction for appropriate sites through strategies such as issuance of tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, very low- and low-income households, to purchase land for such a use, and to reduce mortgage rates.	Assist in the development of 100 below market rate units over the planning period	Initial lower-income sites outreach (September 2023); subsequent lower income sites outreach (September 2025 and September 2029) o Religious institution outreach (June 2023); ongoing (within six months of any changes to regulations that facilitate housing on such sites) (also see Program 7.6) o PUSD engagement (June 2025) o Begin planning of at least one housing site (January 2026) (see Program 1.7 for earlier planning efforts on sites that accommodate low income RHNA capacity) o Other program aspects on an ongoing basis	1. & 2. City communicated with non-profit housing developers with respect to the Kiewit site and with owners of other sites with active or expected applications in 2023 with respect to proposed lower-income housing. Additional outreach to other lower-income housing sites owners will be conducted in Spring 2024. 3. Outreach to religious site owners delayed due to competing priorities in 2023, but will be conducted in the first half of 2024. 4. The City has been in communication with PUSD with respect to development of the Downtown site in 2023, but no proposal has been brought forward as of December 2023. 5. & 6. Not yet started.

6th Cycle Program 1.6: For those properties designated for high-density residential development with existing commercial uses, conduct outreach with property owners and businesses to identify specific incentives for business relocation and to encourage property owners to develop their properties with housing. Develop appropriate incentives that would facilitate relocating existing commercial/office/industrial uses in order to enable development with residential uses. The City will facilitate the conversion of commercial, office, industrial buildings and parking structures for housing and mixed-use developments with use of incentives, which may include: 1. Transfer of development rights; 2. A review of traffic requirements and evaluation measures to facilitate mixed use development; 3. Development of transit alternatives; 4. Use of development agreements; 5. Flexibility of parking standards; 6. Flexibility of development standards for converting existing buildings or space to residential (i.e., adaptive re-use) to ensure minimum and maximum densities can be achieved; and 7. Expedited processing of development applications	Facilitating the conversion of commercial, office, industrial buildings and parking structures for housing and mixed-use developments.	Initial outreach (January 2025); subsequent outreach (January 2027 and January 2029)	To commence January 2025
6th Cycle Program 1.7: Facilitate the development of the large Kiewit and Stoneridge Mall properties and other High Density sites larger than 10 acres with housing by undertaking the following programs: 1. Stoneridge Mall: Prepare and adopt a Specific Plan, Master Plan, PUD plan, or similar planning framework for development of the Stoneridge Mall property (Area 2), in cooperation with the various property owners, that incorporates housing at the amount and densities specified in the housing sites inventory, including lower-income housing, as well as complementary commercial uses. The goal of the planning effort is to create a vibrant mixed use and transit-oriented development that provides significant housing opportunities, including affordable housing, in proximity to employment, shopping and services, that is well connected to and incorporates multimodal transportation facilities. As a first step in this process, develop initial policy guidance for the mall through a "Framework" that will be the basis for future planning and a forum to develop consensus around a vision for the mall for the affected property owners and the community. 2. Kiewit Property: Either in conjunction with preparation of a Specific Plan for East Pleasanton, or within a more focused Master Plan or PUD plan for the 50-acre Kiewit area (Area 21), work with the property owner to develop and adopt or approve a conceptual plan, including housing at mixed densities, and a significant affordable housing component. The planning will take into account infrastructure, circulation, open space and amenities for residents, with the goal of creating a sustainable new neighborhood in Pleasanton. New public infrastructure (e.g., water, sewer, roadways etc.) will be necessary throughout the East Pleasanton Specific Plan (EPSP) area, and cost sharing of public infrastructure improvements is expected to occur among EPSP developers, anticipating the use of community facilities districts or similar financing structures. The plan will encourage a diversity of housing types and seek to include innovative missing-middle type and housing that can provide more compact units and some "entry-level" market-rate homeownership and/or rental housing units that are relatively affordable compared to larger units. Such affordable by design approaches are intended to achieve more housing that is affordable to first-time home buyers and other households that are unable to afford most newly-constructed market-rate housing in Pleasanton but do not qualify for below-market rate housing. 3. Other High Density Sites Larger than 10 Acres (Hacienda Terrace, Metro 580, Signature Center, and Oracle): Conduct outreach with the owners of these properties to discuss development constraints and opportunities, and to provide technical and planning support to facilitate development and opportunities. Such support may include offering incentives such as modification of parking ratios / relief from replacement parking requirements for commercial uses elsewhere on the site; assistance with developing site planning concepts; and advice/assistance on the steps to subdivide into appropriate sizes (e.g., 1 to 10 acres) and re-zone the properties for the desired residential uses. For those high density sites larger than 10 acres where the City has illustrated subareas within these larger sites that reflect areas expected to be redeveloped or infilled with housing (i.e., Metro 580, Oracle, Hacienda Terrace, and Signature Center3), to improve the feasibility for redevelopment with housing, the City shall allow (without a requirement for legislative approval) flexibility in the precise location of the future housing within the larger site, provided that minimum densities and maximum unit counts remain within the ranges listed for each site in Appendix B (exempting additional density allowable by density bonus law).	200 lower-income units approved or constructed on large sites by January 2031	Complete concept-level planning (Framework) for the Stoneridge Mall (March 2023). Complete and adopt/approve detailed Master Plans for Stoneridge Mall site (July 2025) and Kiewit property (July 2024). Outreach to property owners for other large sites: June 2023, and coordination to offer technical support by October 2024. If the City's efforts are not resulting in progress toward housing entitlement/development on large sites by October 2026, the City will review and revise support efforts by May 2027. The City's action shall be commensurate with the level of progress toward housing entitlement/development on large sites (e.g., if no progress has been made, a rezoning action of additional sites may be required).	1. Stoneridge Mall. The City Council adopted the Stoneridge Mall Framework in January 2023, defining planning guidelines and an overall vision for the Mall's redevelopment. Since then, City staff has been in regular communication with each of the Mall owners, who have expressed an interest in working collaboratively to develop a Master Plan for Stoneridge, with the intent to begin work in 2024. 2. Kiewit: Kiewit project currently under review. 3. Other large sites: City Council adopted conforming zoning for each of the large sites in December, 2023, consistent with the Housing Element; and has been in contact with owners/representatives of the Signature Center, Metro 580, and Hacienda Terrace sites in 2023 to discuss potential development opportunities.
6th Cycle Program 1.8: Monitor the production of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to determine if they are being rented and, if so, determine their rent levels. Per the City's updated ADU ordinance (2021), all ADUs must be registered in the City's monitoring program to determine rent levels of the ADUs being created. If it is determined that rent levels are exceeding those projected in the inventory or that ADU production is not keeping pace with Housing Element projections, the City will study and implement additional measures to encourage more production of, and affordability among, ADUs, such as fee waivers or reductions in exchange for deedrestricting a unit.	93 ADUs	Monitor annually (by April 1 of each year); if ADU targets are not being met (i.e., 11.5 ADUs permitted on an annual average) by January 2025, review and revise efforts to increase ADU construction (e.g., fee waivers, etc.) by July 2025 pending results of monitoring. The City's action shall be commensurate with the level of shortfall from construction targets (i.e., if shortfall is significant, less than 80 percent of target, a rezoning action may be required, if shortfall is slight, 80 percent of target or greater, additional incentives may be appropriate). Review will occur every two years thereafter (i.e., January 2027 and January 2029) with action implemented within six months if targets are not being met as described above (July 2027 and July 2029).	The City of Pleasanton will participate in and implement the Alameda County-wide ADU affordability survey to gather more data on ADU rent levels. Building permits were issued for 10 ADUs in 2023; 102 ADUs are included as part of residential project applications that were submitted in 2023.
6th Cycle Program 1.9: The following programs will be implemented to facilitate the production of ADUs: 1. Prepare and distribute standardized and/or pre-approved building plans for ADUs that meet the requirements of Chapter 18.106 of the Pleasanton Municipal Code (Accessory and Junior Accessory Dwelling Units) and the California Building Standards Code. The City will publicize such building plans to interested persons inquiring or applying for an ADU, and incentives provided, such as reduction of permit fees, for applicants wishing to make use of such pre-approved plans. 2. Create and maintain informational materials and an ADU resource webpage on the City's website to publicize and promote the availability of standard building plans; post information about available funding for ADUs (e.g., CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs). Materials will be made available through multiple outreach methods in addition to the City website, press releases, utility mailers, email distribution lists, social media, community service groups, etc.) and in multiple languages.	Prepare or approve four types of ADU standard plans; see Program 1.8	Prepare standard building plan and informational materials by March 2024; create ADU resource webpage by April 2024	Staff initiated work to create an informational page on the City's website in February 2024, and expects to have it and other information made available by April 2024. Due to funding constraints, work to develop standardized plans for ADUs has been delayed, but will proceed in 2024 with the goal of having plans available by January 2025, consistent with the requirements of AB 1332.

6th Cycle Program 1.10: Complete annexation of the housing sites located in unincorporated Alameda County (i.e., Lester and Merritt rezone parcels). If the annexations cannot be completed within three years, the City will identify and rezone additional sites to address the City's RHNA shortfall. These parcels will also be rezoned consistent with Program 1.1.	Annex Housing Element sites.	Complete annexations by January 31, 2026. For Lester, the anticipated timeline and milestones include complete CEQA review by October 2023, project review by City Council in January 2024, and LAFCo review for annexation in March 2024. For Merritt, the anticipated timeline and milestones include complete CEQA review by May 2024, project review by City Council in August 2024, and LAFCo review for annexation October 2024. These timelines are estimates, as some of the dates are dependent upon the applicants.	CEQA review for Lester review is ongoing. Merritt project is underway. Both projects are expected to be approved by the City in 2024
6th Cycle Program 2.1: Continue to implement the Inclusionary Zoning Ordinance and actively pursue strategies to improve its effectiveness in producing affordable housing units in conjunction with new development. The following actions will be undertaken by the City: 1. Study the following amendments to the Inclusionary Zoning Ordinance and adopt such amendments provided they are not found to be an undue constraint on the production of housing: o An increase to the proportion of inclusionary units required in multi-family projects to be up to 20 percent, rather than the current 15 percent requirement. o Identification of a target mix of affordable units (including proportions of verylow, low- and moderate-income units), with the potential for an alternative mix of affordability to be proposed and approved if it would better meet other housing policy objectives to do so. For example, if the project provided deeper affordability, and/or resulted in the production of units suitable for special needs groups such as seniors or persons with mental or physical disabilities. Target affordability mix and unit size standards, including a required proportion of larger (3 or more bedroom) lower-income units, may be implemented through Objective Design Standards (Program 4.2) or the amended Inclusionary Zoning Ordinance. 2. Monitor the ongoing effectiveness of the Ordinance in producing new housing units. Monitoring will include a review of the extent to which developers are building on-site affordable units versus paying in lieu fees with new developments, with the goal that a majority of required inclusionary units over the course of the next eight years are either provided on-site or constructed off-site, at the same time as projects are constructed. At the mid-point of the Housing Element cycle, if it is determined that the Inclusionary Zoning Ordinance is not meeting this goal, evaluate and modify the Ordinance so that it can better achieve that objective, including consideration of additional incentives or mandates to encourage units to be constructed. As part of the Inclusionary Zoning Ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City.	Amend the Inclusionary Zoning Ordinance and achieve higher proportions (i.e., greater than 15 percent) and lower affordability levels of inclusionary units from projects approved consistent with the amended Ordinance, provided an inclusionary rate of greater than 15 percent is demonstrated to not constrain housing production consistent with state law; achieve 80 below market rate units over the planning period.	Study the Inclusionary Zoning Ordinance (September 2025); amend the Inclusionary Zoning Ordinance based on study (March 2026); evaluate Inclusionary Zoning Ordinance (and modify, if needed) (April 2027)	The City initiated work on an update to the Inclusionary Zoning Ordinance, including an evaluation of the current inclusionary rates, in December 2023.
6th Cycle Program 2.2: Require new commercial development to pay the Lower-Income Housing Fee established by City Ordinance and adopted by the City, or to otherwise mitigate demand for new employee housing as allowed by the Pleasanton Municipal Code (e.g., through construction of units or dedication of land). Regularly evaluate the amount of these fees to ensure that they: (1) remain commensurate with the needs generated by the development; (2) are established at a level proportionate with the actual cost to provide new housing; and (3) are in conformance with state law while ensuring that Pleasanton remains locally and regionally competitive in attracting new commercial investment.	Mitigate demand for new employee housing as allowed by the Pleasanton Municipal Code to ensure that is commensurate with the needs generated by the development and proportionate with the actual cost to providing new housing.	Evaluate fee and adopt new fee as appropriate (December 2025)	Fee to be evaluated and adopted (as appropriate) by December 2025.
6th Cycle Program 2.3: Regularly review the Lower-Income Housing Fee for market-rate residential development, including consideration of adjustments to the fee within the amounts supportable by the existing Nexus Study to ensure the fee reflects the cost to mitigate demand for new affordable housing created by new development, and while ensuring that fee levels remain such that they do not present an undue constraint to housing production. As part of the review of existing fees, evaluate and change the basis of the residential fee to be structured on a per square foot basis, so as to incentivize the production of smaller units.	Mitigate demand for new affordable housing created by new development, and while ensuring that fee levels remain such that they do not present an undue constraint to housing production.	Review and consider updates to fees based on existing Nexus Study (January 2025); commence comprehensive Nexus Study update (January 2026); adopted amended fees based on comprehensive Nexus Study update, including fees on a per square foot basis (March 2026)	The City initiated work on a comprehensive update of the commercial linkage fee, affordable housing in-lieu fee, and development impact fees in December 2023. The study will include feasibility analysis and analysis to consider assessing fees on a per square foot basis. Work is ongoing and expected to conclude by August 2024.
6th Cycle Program 2.4: Continue to make available funding from sources such as the City's Lower Income Housing Fund, and the City's Federal HOME and CDBG funds to assist local non-profit agencies and housing developers. The City will also provide technical support to agencies to seek other sources of funding and to plan and develop affordable and special needs housing.	Assist in the development of 100 low-income units over the planning period	Ongoing; seek funding biannually (first quarter 2024, 2026, 2028, and 2030)	Ongoing.
6th Cycle Program 2.5: Continue to offer waivers or reductions of City fees for affordable housing units, including the following: 1. Exempt all housing units affordable to very low- and low-income households and Accessory Dwelling Units from payment of the Lower-Income Housing Fee. 2. Allow for the approval of fee waivers and/or reductions for inclusionary units and the housing developments of which they are a part, for projects that meet the requirements of the Inclusionary Zoning Ordinance in terms of the proportion of proposed affordable units to be provided. When considering such discretionary fee waivers or reductions, greater consideration will be given to their approval when a housing development's proposed proportion of lower-income units exceeds the minimum required by the Inclusionary Zoning Ordinance (i.e., not all market rate units in projects that comply with minimum inclusionary requirements will necessarily receive fee waivers or reductions).	Increase the number of ADUs and deed restricted affordable housing units.	Ongoing as projects applications are processed	The City continues to exempt all housing units affordable to very low- and low-income households and Accessory Dwelling Units from payment of the Lower-Income Housing Fee.
6th Cycle Program 2.6: Continue to make housing education programs and information available on the City's website, at other public venues, through City publications and mailings, City social media accounts, and through partnerships with regional organizations. Continue to coordinate public information with surrounding communities to provide up-to-date listings of opportunities for regional affordable housing and programs. In order to ensure program information is disseminated to the broadest range of households, including lower-income households, special needs groups such as seniors, the disabled, people experiencing homelessness, and non-English-speaking households, the City will develop a comprehensive marketing program that a) identifies partner organizations through which information can be shared with their clientele, b) builds relationships with those organizations including regular check ins, c) provides translation of printed and online materials into multiple languages, and d) effectively deploys traditional media and social media to increase outreach.	Ensure information on programs and low-income housing opportunities are disseminated to the broadest range of households, including lower-income households, special needs groups such as seniors, the disabled, people experiencing homelessness, and non-English-speaking households,	Review/update information annually or as needed; develop comprehensive marketing program (2024)	In 2023 the City continued to provide updated information in electronic (i.e., web) and printed format to educate private citizens, developers, and other interested parties on the range of programs promoting affordable housing. The City also continued to provide public information regarding regional affordable housing and available programs. The City also promotes Alameda County's online housing portal (http://housing.acgov.org) which provides listings for affordable rental housing opportunities and where interested applicants can submit their affordable rental housing applications.
6th Cycle Program 2.7: Amend the affordable housing density bonus provisions of the Pleasanton Municipal Code (Chapter 17.38, Density Bonus), as well as General Plan Land Use Element Policy 11 to align with state density bonus law (Government Code §65915 et seq.) as it has been amended in recent years. The City will continue to apply current state law even before local amendments are adopted.	Alignment with state density bonus law (Government Code §65915 et seq.) as it has been amended in recent years. The City will continue to apply current state law even before local amendments are adopted.	In March 2024	Municipal Code updates anticipated to be completed by the summer.

6th Cycle Program 2.8: Support access to rental housing for lower- and moderate-income households, and protect tenants from displacement, through the following programs: 1. Work with the Alameda County Housing Authority and other agencies to maintain funding for Section 8 Housing Choice Voucher Program and other Federal subsidy programs. 2. Inform owners of rental units of the requirement to accept Section 8 Housing Choice certificates/vouchers and/or Project Based Section 8 Housing Choice Vouchers in their developments. 3. Apply the provisions of the City's Condominium Conversion Ordinance, and Government Code, §65863.7 (as to mobile homes) to minimize displacement of renters and protect special needs households. For condominium conversions this includes requirements to maintain rental units for households with special needs including those with developmental disabilities, such as lifetime leases with rental caps for persons with disabilities, to the extent permitted by state law; and denying conversion of apartment units to condominiums if the percentage of multi-family units available for rent, city wide, is below 50 percent. 4. Study the development of an enhanced local rental assistance program for the workforce that would help to off-set the costs of market-rate rents for qualifying verylow, low- and moderate-income households, when payment of those rents would result in overpayment or severe overpayment as defined in Appendix A. The City will implement the program unless it is determined it would be financially infeasible, or would negatively affect the City's ability to fund other housing and human services programs that benefit these same income groups.	Although Housing Choice Vouchers are portable and administered by Alameda County Housing Authority, the City's objective is to continue to have at least 295 Housing Choice Voucher program participants reside in Pleasanton	Produce new outreach materials January 2025; apply Condominium Conversion Ordinance (ongoing as applications are received); study development of an enhanced rental assistance program with acceptance of study recommendations by September 2026 with implementation to follow based on action timelines identified in the study	Outreach materials to be produced by January 2025.
6th Cycle Program 2.9: Seek County, State, and Federal assistance for the development of housing to meet the housing needs of households with extremely low, low, and very low incomes as well as those with disabilities (including developmental disabilities). Potential sources may include State/Federal lower-income housing tax credits, grant funding (e.g., Affordable Housing and Sustainable Communities Program, etc.) and bond financing. The timing of application will depend upon the schedule for specific projects proposed by individual developers in as much as the City does not currently own any land for development of housing affordable to low- and very low-income households and those with disabilities. If the City is successful in securing an open source of funding for housing affordable to low- and very low-income households the availability of these funds will be promoted through the City's website, in local newspapers, social media, and through posting at public places subject to normal procedures. The objective of this program is to secure available funding required to finance gap funding for affordable housing development. A timeline would be developed on a project-by-project basis as affordable development inquiries/applications are submitted to the City.	Assist in the development of 100 low-income units over the planning period	Seek funding annually and when specific development proposals are brought forward	In 2023, City staff assisted Eden Housing to pursue a refinance and renovation of the 30-year old, 200-unit Ridgeview Commons, an affordable senior rental housing property, through a tax credit resyndication application. Ridgeview was able to successfully secure \$40 million in tax exempt bond financing and \$32 million in 4% tax credit equity. Eden Housing will be able to substantially renovate the property while maintaining the property's long-term affordability. Renovations are required to begin no later than June 1, 2024. The City continues to seek state and federal and county assistance to the greatest extent feasible and to monitor the availability of new funding sources for affordable housing and will apply for funding as appropriate.
6th Cycle Program 2.10: Continue to monitor, on an annual basis, forthcoming State legislation and support legislation that seeks to improve and make more accurate and transparent the RHNA process, and that which provides funding, and financial and other incentives to strengthen local jurisdictions' abilities to meet their fair share responsibilities, while retaining an appropriate degree of local control over land use and planning decisions.	Improve and make more accurate and transparent the RHNA process and financial and other incentives to strengthen local jurisdictions' abilities to meet their fair share responsibilities, while retaining an appropriate degree of local control over land use and planning decisions.	Ongoing (annually)	The City reviews new legislation on an ongoing basis.
6th Cycle Program 2.11: The City will analyze and explore State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80 percent to 120 percent of AMI). Potential programs could include concessions or incentives to large existing or future Pleasanton employers when they agree to construct or fund workforce housing beyond payment of in-lieu fees, and/or collaborations between employers and developers to construct workforce housing.	Acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80 percent to 120 percent of AMI).	Analyze State programs biannually (2024, 2026, 2028, and 2030); Outreach to current and/or future major employers (2025 and 2027)	State program analysis to be undertaken in 2024.
6th Cycle Program 2.12: The City will promote and administer the Pleasanton Down Payment Assistance Loan Program (PDALP), which currently offers \$100,000 in down payment assistance loan for potential first-time homebuyers whose household income does not exceed 120 percent of Area Median Income (AMI). Assistance is in the form of a 30-year, zero interest loan with no required monthly payment provided the homeowner occupies the home. The PDALP loan is structured as a shared appreciation loan with the principal balance amount plus a share of the appreciation due at the end of the 30-year term or when the homeowner sells or transfers the property.	PDALP loans issued to four additional moderate-income households through January 2031 (the City is currently servicing 15 PDALP loans)	Ongoing	The Pleasanton Down Payment Assistance Loan Program (PDALP) is ongoing.
6th Cycle Program 3.1: Amend the Zoning Ordinance to define single-family homes (or equivalent) to include manufactured homes on a foundation as a conventional single-family home consistent with Government Code §65852.3.	Consistency with Government Code §65852.3.	Jun-24	Municipal Code updates anticipated to be completed by the summer.
6th Cycle Program 3.2: Continue to work cooperatively with the owners of existing mobile home parks to stabilize rents through implementation of existing agreements and of Pleasanton Municipal Code Chapter 6.60 and ensure mobile home parks proposed for conversion to other uses only do so in accordance with Government Code §65863.7.	Preserve existing affordable housing in Pleasanton.	Ongoing	There are 3 mobilehome parks in the City. Two of these parks have existing rent stabilization agreements. While the 3rd park agreement has expired, PMC Chapter 6.60 now applies to the rents at this park.
6th Cycle Program 3.3: Although no existing restricted units are currently at risk for conversion to market rate, the City will monitor rent restricted assisted projects to assess the most effective methods of future assistance to retain rent restrictions as needed. Methods to evaluate include the City providing rehabilitation funds in addition to other incentives (e.g., density bonus, City-issued bonds or other funding to reduce apartment complex mortgage rates, etc.) in exchange for extended or perpetual affordability terms.	Preserve all existing below-market rate housing units during the planning period, including rental and Single Room Occupancy units consisting of 19 extremely low-, 509 very low-, 564 low-, and 31 moderate-income units (see Appendix A, Tables A-18 and A-19, for a listing of units)	Outreach to property owners/representatives of projects with potential expirations in the future (2029)	There are no below-market rate housing units at risk for conversion to market rate in the next 10 years. The City continues to monitor the below-market rate housing units to enforce the affordability restrictions of these units.
6th Cycle Program 3.4: Maintain building and housing code enforcement programs, monitor project conditions of approval, and use code enforcement efforts to refer property owners to available rehabilitation and other programs.	Uphold life/safety standards for existing and proposed housing throughout the City	Ongoing	The City's building and housing code enforcement programs are ongoing.
6th Cycle Program 3.5: Proactively work to assist in the rehabilitation of existing housing units determined to have substandard conditions and/or known building code violations, occupied by extremely low-, very low-, or low-income households, through the following measures: 1. Provide funding on an annual basis to the Housing Rehabilitation Program, including available grant funding and City-derived funds (such as the Lower-Income Housing Fee), and partner with non-profits and outside organizations to support their housing rehabilitation programs and efforts. 2. Identify eligible single-family residential properties and households through the outreach program offered the City's Housing Rehabilitation Program, as well as partnerships with agencies and non-profits that support housing rehabilitation. 3. Create an inventory of multi-family properties built prior to 1970, as well as properties where Building Code violations have been verified, conduct a visual survey of these properties, and conduct outreach to owners to identify needs and opportunities for rehabilitation assistance through the Rental Housing Rehabilitation Program. As part of this effort, prioritize review of older multi-unit residential properties located within the Downtown area, which provides some of the most naturally affordable rental housing in Pleasanton. 4. When rehabilitation assistance is offered for multi-family rental units, require, as a condition of receipt of funds, owners to provide, in exchange, a commitment to deed restrict or limit rent increases for a proportion of units in the complex to maintain their existing long-term affordability for current or future tenants.	15 lower-income units rehabilitated during the planning period	Ongoing administration of the Housing Rehabilitation Program; create eligibility list and inventory (January 2025)	1 and 2. Ongoing. The City's Housing Rehabilitation Program continues to be a popular and successful program that provide grants or loans to income-eligibe homeowners to complete health and safety repairs and improvements to their homes. Items 3 & 4 to be commenced in 2024.
6th Cycle Program 3.6: Recognizing the impacts of residential displacement, the State has enacted several new laws to protect existing tenants, including: • AB 1482: prohibits evictions and non-renewals of leases without "just cause," and limits rent increases to five percent per year plus CPI or 10 percent (whichever is lower); • SB 330: bans the approval of development projects on sites that would eliminate existing protected units unless the units are replaced with affordable units; • AB 1397: requires development on Housing Element sites occupied by lower income households within the last five years to be replaced with affordable units; and • Density Bonus Law: requires replacement of units occupied by lower income households within the last five years at an affordable housing cost. Pursuant to Government Code 65583.2(g)(3) and 65915, the City will require the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site as required by SB 330 and State law.	Implement State law requirements when applicable during development applications. The City's objective is that 100 percent of protected units are replaced in all applicable projects through 2031	As applications for redevelopment of sites with existing housing are submitted	The City has not received an application that would result in the displacement of existing tenants.
6th Cycle Program 4.1: As required by state law, the City will review the status of Housing Element programs by April of each year and deliver the review on the form required by the State Department of Housing and Community Development. Various Housing Element programs will result in amendments to the Zoning Ordinance and other regulatory changes to facilitate the production of housing (e.g., Programs 5.6).	Comply with APR reporting requirements	Annually (by April 1 of each year)	Ongoing

6th Cycle Program 4.2: Develop objective design standards for multi-family and mixed-use development to eliminate subjectivity, consistent with state law including SB 35 and SB 330. This effort will evaluate and address subjective standards and findings required for approval in the Zoning Ordinance and the City's Design Guidelines, including in multi-family and mixed-use districts both within and outside the Downtown. The Housing Site Development Standards and Design Guidelines will also be reviewed, revised, and integrated such that they reflect objective design standards. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals, while ensuring projects are attractive, well-designed, and provide adequate amenities and livability for residents. As part of this process, engage with experts in the field, and with property owners and developers to ensure that standards will result in financially and physically feasible projects that can achieve the densities assigned to various properties.	Consistency with state law, including SB35 and SB330	By February 2023	Objective Design Standards adopted January 2023
6th Cycle Program 4.3: Suspend enforcement of the Growth Management Program and Ordinance (Pleasanton Municipal Code 17.36) as necessary to comply with state law, specifically the Housing Crisis Act (SB 330).	Support the development and rehabilitation of housing affordable to extremely low-, low- and very low-income households and review infrastructure needs.	Ongoing	The City has suspended enforcement of the Growth Management Program and Ordinance, in accordance with Government Code Section 66300, the Housing Crisis Act.
6th Cycle Program 4.4: Develop and update plans and programs to identify and address infrastructure deficiencies, including funding mechanisms for infrastructure improvements necessary to accommodate the planned and projected growth identified in the General Plan and to accommodate the 6th Cycle RHNA. These efforts will include the following: 1. Conduct a sewer/wastewater capacity analysis to ensure future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate the 6th Cycle RHNA, and on the basis of that study, identify and prioritize capital improvement projects and funding needs. 2. Adopt written policies and procedures that grant priority for sewer hookups for residential development that helps meet Pleasanton's share of the regional need for lower-income housing, consistent with Government Code §65589.7. 3. Conduct a water distribution system capacity analysis to ensure future distribution system needs, including any necessary upgrades and new facilities to accommodate the 6th Cycle RHNA, and on the basis of that study, identify and prioritize capital improvement projects and funding needs. 4. Continue to assess and plan for adequate water supply, including completion of groundwater treatment improvements to address known contaminants in Cityoperated wells; completion of water supply and operational plan updates, undertaking required updates to the City's Urban Water Management Plan; working with water suppliers including Zone 7 to ensure adequate supplies; and implementation of the City's recycled water and water conservation programs (see Program 4.5, below). 5. Identify funding mechanisms for infrastructure improvements contained in the General Plan to accommodate projected housing growth. The City will continue to make infrastructure improvements on an as-needed basis, and based on the priorities established in the above-referenced water and sewer capacity and needs assessments, to accommodate existing and planned growth, typically funded through the Capital Improvement Program (CIP), in turn funded by the General Fund and developer impact fees and connection fees.	Implement seven projects, with projects and priority to be established in the facilities planning process, during the Housing Element planning period	Complete a sewer/wastewater and water system capacity analysis and adopt written policies and procedures that grant sewer and water hookups priority (September 2023); review Capital Improvement Program (CIP) and make affirmative changes by next CIP adoption (August 2023)	A study for sewer infrastructure is currently underway; other action items such as written policies and procedures for prioritizing hookups for units that meet the City RHNA will follow. There will be the 2025 UWMP, the Water System Management Plan in 2024, Sewer System Management Plan in 2025, Zone 7 will do a regional demand study in 2024/2025
6th Cycle Program 4.5: The City will take action to ensure adequate water supply to serve the needs of existing and future residents resulting from the additional housing capacity described in this Housing Element. As stated in Appendix C (Housing Constraints), this will include completion of a comprehensive study (underway) including analysis of near-term replacement of water supply impacted by PFAS contamination of City wells, and longer-term supply enhancements to accommodate future growth, including the following potential strategies. The suite of strategies under consideration may include: 1. Proceeding with the well rehabilitation project as previously scoped or with a modified scope. 2. Constructing new City wells outside the PFAS plume. 3. Zone 7 pumping City's groundwater allotment on its behalf using newly installed infrastructure. 4. Constructing a regional PFAS treatment facility located at City's Operations Service Center that can treat both City and Zone 7 groundwater. 5. Purchasing 100 percent of water from Zone 7 at the wholesale water rate. Based on the results of the Study, the City will develop a suite of projects from the list above to ensure adequate supply, or other strategies if determined to adequately address the deficiency in a more effective and/or cost-effective way. Beyond addressing the local groundwater supply constraint, the City will support Zone 7 in its regional efforts to ensure long range water supply is available to support new housing growth in Pleasanton and other communities served by the agency, as documented in the current (2020) and next (2025) Urban Water Management Plan.	Ensure adequate water supply to serve the needs of existing and future residents resulting from the additional housing capacity described in this Housing Element.	Complete study of local groundwater supply alternatives: October 2023. Implementation of selected project alternative: December 2025. Complete update to Urban Water Management Plan: December 2025	The City completed a Water Supply Alternatives Study in 2023. The recommended project is to drill/install 2 new wells, in partnership with Zone 7, outside of the PFAS plume to serve current and future demands. Up until when this project is completed, the City will continue to receive make-up supply from Zone 7. The City continues to improve it's ability to take water (contract and make-up) through the existing Zone 7 turnouts, via infrastructure improvements. The City is taking active measures to ensure water supply for existing and new residents and that it is free from PFAS contamination.
6th Cycle Program 4.6: The City allows for parking reductions in certain circumstances, and state law establishes no minimum parking requirement or highly reduced parking rates for qualifying projects (e.g., state density bonus law, SB 35, AB 2097, etc.). To further reduce the impacts of parking requirements on the production of housing, the City will assess and update multi-family parking standards citywide to establish lower rates for studios and one-bedroom units and reduce the covered parking requirement (i.e., not require covered parking for studio and one-bedroom units).	Reduce the impacts of parking requirements on the production of housing.	By June 2024	Municipal Code updates anticipated to be completed by the summer, 2024
6th Cycle Program 4.7: The City will analyze and test standards in the RM, MU-T, and C-C zones to determine standards (e.g., setbacks, parking, on-site open space requirements, etc.) that constrain developments and limit the ability to achieve maximum allowed density. Based on the analysis, the City will modify RM, MU-T, and C-C zones standards in the Zoning Ordinance to ensure maximum density can be achieved without exception (e.g., planned unit development, etc.).	Ensure maximum density can be achieved in these zones without exception (e.g., planned unit development, etc.).	Complete analysis (June 2024); amend Zoning Ordinance (December 2024)	Analysis and Zoning Ordinance on track to be completed by December 2024.
6th Cycle Program 4.8: The City will establish a streamlined review process for development of housing sites. This review will serve strictly as a conformance analysis to evaluate projects proposed on housing sites against objective standards. This review will not require City Council approval, but Planning Commission approval may be required for larger projects (e.g., more than 50 units). For residential development proposals on properties where the General Plan Land Use Designation allows for such uses, residential density shall be permitted: (a) for mixed use, low and medium-density within the allowable density range set forth in Table 2-3 of the Land Use Element; (b) for 5th cycle Housing Element residential sites the maximum densities set forth in Appendix B Housing Sites Inventory 2015-2023 Housing Element adopted by Resolution No. 15-727; (c) for 6th cycle Housing Element residential sites the maximum densities as set forth in the Sites Inventory and Methodology Table B-13 (Rezone Sites – Minimum and Maximum Densities); with Land Use Element Policy 11's requirement for public amenity when exceeding average density suspended; and maximum density allowed as necessary to comply with applicable State law.	Streamline development review for properties where residential development is allowed and for the 5th and 6th Cycle Housing element sites.	Develop and implement streamlined process (March 2023); suspension of Land Use Element Policy 11 for allowed residential development proposals effective upon Housing Element adoption	The Housing Site Compliance Review process was implemented May 2023
6th Cycle Program 5.1: Support implementation of applicable recommendations of the 2021 Alameda County "Home Together 2026 Implementation Plan" and pursue development and adoption of a local or subregional (Tri-Valley) homeless strategic framework to complement the Countywide effort, that would incorporate strategies and programs tailored towards the specific needs of Pleasanton's unhoused residents. To initiate this effort, convene one or more stakeholder meetings to evaluate trends, needs, resources and strategies that could be included in a future framework document.	Reduce unhoused persons as counted in the bi-annual Point-inTime (PIT) count for the 2026 and subsequent PIT counts during the planning period (2028 and 2030)	Convene stakeholder meeting by September 2024; adopt local or Tri-Valley Framework or equivalent strategic plan by December 2025	Stakeholder meeting to be convened in 2024. Framework/strategic plan work to follow.
6th Cycle Program 5.2: Continue to dedicate funding and staff resources to support regional and subregional efforts to address homelessness. Ongoing and future programs may include: 1. Providing annual funding through the Housing and Human Services Grant Program to non-profit agencies that provide shelter, resources and supportive services to the homeless. 2. Allocating funding as available, and as opportunities arise, to support innovative programs to provide shelter to homeless individuals, such as the Goodness Village tiny homes project in Livermore. 3. Convening regular meetings of the City's interdepartmental Homeless Outreach Team that directly interfaces with homeless service providers and homeless individuals and provides coordinated assistance and support to address homeless issues. 4. Actively participate in the periodic Point-in-Time (PIT) Count efforts to document the incidence and nature of homelessness in Pleasanton and offer services accordingly.	Support regional and subregional efforts to address homelessness.	Provide funding (annually); convene regular meetings of the Homeless Outreach Team (annually); participate in PIT Count efforts (biannually, in 2023, 2025, 2027, and 2029)	In 2023, the City maintained active support, including financial assistance through the City's Housing and Human Services Grant (HHSG) program, to CityServe of the Tri-Valley to provide homeless intervention and crisis stabilization services to Pleasanton homeless residents. The City also provided HHSG program funds to Goodness Village, a tiny home community in Livermore that provide housing to formerly 26 homeless Tri-Valley residents, including 7 Pleasanton homeless individuals. The Pleasanton Homeless Outreach Team (PHOT), comprised of city staff, the Alternative Response Unit from the Pleasanton Police Department, and non-profit partners including CityServe, continues to provided coordinated assistance and resources to support Pleasanton homeless residents. The PHOT team members also participated in the January 25, 2024 HUD Homeless Point-In-Time (PIT) Count to document the homelessness landscape in the City.

6th Cycle Program 5.3: Provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City provides fee reductions per Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) on the basis of hardship. The City will maintain flexibility within the Zoning Ordinance to permit such uses in nonresidential zoning districts.	Increase the amount of below market rate housing and services in the City.	Ongoing	Ongoing. The City provides fee reductions per Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) on the basis of hardship. The City will maintain flexibility within the Zoning Ordinance to permit such uses in nonresidential zoning districts.
6th Cycle Program 5.4: Continue to require both market-rate and affordable projects to conform to Chapters 11A and 11B of the California Building Code with respect to incorporation of accessibility features. Additionally, for multi-family projects with more than 15 units, strongly encourage developers to incorporate enhanced accessibility features in required adaptable units (such as roll-in showers, variable height work surfaces, and wider hallway and door widths) through expedited review or other methods. An equal or greater proportion of required adaptable very low- and low-income units as adaptable market-rate units in the project shall be provided with such features, to meet the needs of persons with disabilities and to allow for aging in place. With respect to single-family, duplex, and tri-plex projects not covered by Chapters 11A and 11B, adopt a local Universal Design Ordinance consistent with the HCD Universal Design Model Ordinance that requires enhanced accessibility in a proportion of units within projects of a specified size.	Enhanced accessibility features included in all projects subject to the Universal Design Ordinance during the planning period; target the application of Universal Design Ordinance and multi-family accessibility requirements to the production of 50 units by March 2026 and another 50 units by January 2031	Adopt Universal Design Ordinance by September 2023; implement Universal Design Ordinance and multi-family accessibility requirements as project applications are submitted	City Council reviewed and considered adoption of a Universal Design Ordinance in September 2022, but did not take action to adopt, pending additional staff research and adoption of the California Building Code triennial update in January 2023, which created more stringent universal design standards.
6th Cycle Program 5.5: Assign a portion of the City's Lower Income Housing Fund for housing projects which accommodate the needs of special housing groups such as for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes and experiencing homelessness.	Reserve a minimum of 15 percent of available funding for this purpose, with the goal of providing 40 assisted units	Annually, as part of the allocation process for the Lower Income Housing Fund; target development of assisted units by 2031	A minimum of 15 percent of the funding is available for housing projects for special housing groups.
6th Cycle Program 5.6: Implement the following amendments to Title 18 of the Pleasanton Municipal Code, Zoning, to remove governmental constraints and facilitate special needs housing: 1. Explicitly allow for Single Room Occupancy units (SROs) to facilitate the provision of affordable housing for lower-income individuals, including seniors, persons with disabilities, and extremely low-income persons. 2. Allow residential care facilities (sometimes called group homes) with six or fewer residents as a residential use and subject to the same development standards as a single-family dwelling. No conditional use permit, zoning variance, or other zoning clearance will be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone. Also, allow residential care facilities with seven or more residents in all residential zones subject to a determination that such uses will conform to City noise, parking, and similar standards such that these larger facilities do not negatively impact neighborhoods, but are reviewed in an objective manner similar to other residential uses (i.e., processed under the same approval process as a large single-family home). The residents and operators of a residential care facility will be considered a family for the purposes of any law or zoning ordinance that relates to the residential use of property. However, "six or fewer persons" does not include the operator, operator's family, or persons employed as staff. 3. Allow transitional and supportive housing by right in all zones which allow residential uses, subject to the same standards of similar dwellings, consistent with state law. Additionally, transitional and supportive housing that qualifies under AB 2162 will be allowed by right in zones where multi-family and mixed uses are allowed, including nonresidential zones that allow multi-family uses, consistent with AB 2162 (Government Code §65651). 4. Allow low barrier navigation centers by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses, consistent with AB 101 (Government Code §65660 et seq.). 5. Amend the emergency shelter requirements in the Zoning Ordinance to be consistent with the state law (i.e., the required parking shall only be the number necessary to accommodate shelter staff and the maximum separation requirement cannot exceed 300 feet), including Government Code Section 65683(a)(4) as amended by AB 2339 (Emergency Shelters Act of 2023) (e.g., emergency shelter definition, etc.). 6. Amend the definition of "family" in the Zoning Ordinance to remove the description of relation by blood or marriage (e.g., "Family" means one or more persons living together in a dwelling unit with common use of all living, kitchen, and eating areas within the dwelling unit).	Remove governmental constraints and facilitate special needs housing.	June 2024 (amend Zoning Ordinance); prepare and distribute informational material on reasonable accommodations (December 2024)	Municipal Code updates anticipated to be completed by the summer, 2024.
6th Cycle Program 5.7: To facilitate reasonable accommodation requests and approvals, the City will amend two Zoning Ordinance findings to clarify intent while ensuring health and safety objectives are maintained. The two reasonable accommodation findings are related to fundamental alterations in the nature of a City program or law and potential impacts on surrounding uses (Municipal Code 18.86.060.A.4 and 5). The City will also promote reasonable accommodations in a variety of languages and formats to raise awareness and encourage requests to accommodate housing for persons with disabilities.	Approve three reasonable accommodation requests by January 2031	June 2024 (amend Zoning Ordinance); prepare and distribute informational material on reasonable accommodations (December 2024)	Municipal Code updates anticipated to be completed by the summer, 2024
6th Cycle Program 6.1: Develop and adopt Objective Design and Development Standards for each of the sites zoned for densities above 30 dwelling units per acre, including appropriate height limits, Floor Area Ratio, setbacks, massing, open space and parking requirements, and approval criteria (i.e., findings for approval) to ensure projects can accomplish their assigned densities, while mitigating potential incompatibilities between those higher density projects and adjacent uses, for example by providing for buffers or <u>stepping heights between existing lower-density and new higher density buildings</u> .	Consistency with state law, including SB35 and SB330	By March 2023	Objective Design Standards for all high density sites and zoning districts were adopted January 2023.
6th Cycle Program 6.2: Implement the Climate Action Plan's (CAP 2.0) applicable actions related to new residential construction, improving residential water and energy efficiency, and reducing VMTs associated with new units including the following: P1 - All Electric Reach Code, P2 - Existing Building Electrification Plan, P4 - Solar and Storage on New Construction, P5 - Zero Emissions Infrastructure, P8 - Improve Bicycle Amenities, P9 - Bicycle Rack Incentive Program, P10 - Increase Transit Ridership, P11 - Promote LEED Neighborhood Development, P15 - Water Efficiency Retrofits, S1 - Refrigerant Management, S2 - Energy Efficiency Upgrades, and S6 - Embodied Carbon Reduction Plan.	Improve residential energy efficiency and reduce VMT's associated with new units.	Ongoing	Implementing the CAP 2.0 programs continues to be a part of the City's 2024 workplan.
6th Cycle Program 6.3: Seek out and utilize available energy efficiency upgrade program funding for low-interest loans to support alternative energy usage and/or significant water conservation systems in exchange for securing new and/or existing rental housing units affordable to very low- and low-income households.	Support energy efficiency and the production of more low-income homes.	Ongoing	The City seeks out funding opportunities for energy efficiency upgrade loans.
6th Cycle Program 6.4: Work to enhance multimodal transportation throughout Pleasanton by: 1. Implementing the network of bicycle and pedestrian facilities envisioned in the Bicycle and Pedestrian Master Plan, to enhance the citywide network of bikeways, walkways, and trails that are accessible, safe, comfortable, and convenient for people of all ages and abilities, and to maximize multimodal transportation options by improving access to BART, ACE, and bus lines. The City will accomplish this by dedicating local and regional transportation funds as available to advance high priority bicycle and pedestrian improvement projects, pursuing grant opportunities to augment local these funds whenever feasible, and by requiring developers to implement multimodal improvements as part of projects. 2. Actively participating as a member agency of LAVTA and ValleyLink, and through State and regional advocacy efforts to secure improved transit service to and throughout Pleasanton, including more frequent and convenient bus and rail service.	Enhance multimodal transportation and reduce VMT's for existing and future residential development.	Ongoing	1. The City has combined the West Las Positas roadway reconstruction project with the West Las Positas Bicycle and Pedestrian Improvement Project. This combination of projects allows for the relocation of the curb and gutter and the Bicycle and Pedestrian improvement design has changed to an elevated cycle track along both the north and south sides of West Las Positas. This was the preferred design, but not originally selected by the Pedestrian, Bicycle and Trails Committee due to the high construction cost. With the need to reconstruct the curb and gutter as part of the roadway reconstruction, the overall cost to the pedestrian and bicycle project is reduced making this design alternative feasible. Preliminary design is underway with anticipated completion in 18 months (spring of 2024), with construction to follow in the summer of 2024. A pilot phase project will be installed using paint and plastic to create protected bicycle lanes between Hopyard Road and Hacienda Drive. 2. The City is the current chair of LAVTA and actively collaborates with other cities in the Tri-Valley area.

6th Cycle Program 6.5: Implement the applicable housing-related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan, including: 1. Programs 1.5, 1.7, 1.8, 1.12, 1.13, 1.14, and 3.12 of the Water Element 2. Program 9.1 of the Community Character Element 3. Policies 2, 3, 4, 6 and 7 and programs 2.1-2.7, 3.1-3.5, 4.1-4.3, 6.1-6.4, 7.1-7.3, and 7.6 of the Energy Element	Reduce emissions and mitigate climate impacts associated with constructing new housing.	Ongoing	The following actions have occurred with respect to implementation of the various General Plan Programs: - Water Conservation: The City continued to implement Water Conservation programs and measures, such as lawn-replacement rebates, water controller assistance, and pool cover rebates. More significant mandatory conservation measures that had been imposed in 2021 and 2022 due to drought were lifted in April 2023, with end of the Statewide declaration - Energy Efficiency: The City adopted REACH codes (building electrification, solar and battery storage, and EV parking) for new residential and commercial construction in 2022 that became effective in 2023, amended the definition of ""covered projects"" to make more projects subject to Green Building requirements; and partnered with East Bay Community Energy to initiate efforts to improve solar and battery facilities at City facilities; and expand the availability of publicly-available EV chargers.
6th Cycle Program 6.6: Implement the policies and programs of the Downtown Specific Plan (DSP) that aim to improve the amenities, livability, and level of investment in Downtown neighborhoods, including areas that today provide relatively affordable housing opportunities for lower-income residents. DSP policies and programs that support this effort include: • Policy LD-P.43 to retain and allow for remodeling and enlargement of existing residential units • Policy LD-P.44 to encourage affordability in future multifamily residential projects through incentives and development concessions such as reduced parking standards • Policy LD-P.45 to encourage development at densities that exceed the General Plan midpoint to encourage affordable housing • Policy LD-P.46 to encourage a diversity of housing types including smaller units that are affordable by design • Policy LD-P48 to encourage use of the City's housing rehabilitation program • Policy LD-P.49 to develop a referral program for qualifying homeowners to be connected to non-profit/volunteer organizations that provide home repair services • Program LD-I.10 to develop and implement a streetscape improvement program • Program LD-I.18 to provide improved design standards and guidelines for contextsensitive infill development • Programs PF-1-1 through PF-1.7 to upgrade and improve various components of the sewer, water, and storm drainage system within the downtown to support existing and future development	Improve the amenities, livability, and level of investment in Downtown neighborhoods, including areas that today provide relatively affordable housing opportunities for lower-income residents.	Ongoing	Ongoing
6th Cycle Program 7.1: Support State and Federal provisions for enforcing anti-discrimination laws. The City Attorney's Office remains available to support State and Federal provisions for enforcing anti-discrimination laws, as appropriate.	Support State and Federal provisions for enforcing anti-discrimination laws.	Ongoing	The City Attorney's office remains available to support and implement State and Federal law.
6th Cycle Program 7.2: Develop incentive/revitalization programs for neighborhoods to encourage support for affordable housing opportunities. Such incentives could include enhanced public amenities or other investment in areas where additional multi-family housing is planned.	Encourage support for affordable housing opportunities.	Develop incentive/revitalization program (2027), complete at least one project in an existing or planned multi-family area, such as the Downtown area where generally older homes are located (2030)	Work to be commenced in 2027.
6th Cycle Program 7.3: Publicize information on fair housing laws and refer all complaints to the US Department of Housing and Urban Development, ECHO Housing, and the California Department of Fair Employment and Housing. The City will provide information about Fair Housing Policies in a variety of languages and formats to ensure it is accessible to all residents, including print and electronic versions.	Promote compliance with Fair Housing laws.	Prepare information in multiple languages (second quarter 2025); provide materials on the City's website and distribute through various outlets (second quarter 2025), update and re-distribute material regularly but no later than every three years (second quarter 2028 and 2031)	The City continues to provide information and other suggested resources on fair housing laws on the City's website and works closely with ECHO Housing to provide tenant/landlord counseling, fair housing counseling and investigation, and an annual fair housing audit.
6th Cycle Program 7.4: As part of the City's Diversity, Equity, and Inclusion (DEI) efforts, identify and adopt specific practices and strategies to foster greater inclusivity and equity in access to all City programs and services, including housing- and human services programs. Such strategies will include developing improved partnerships with community serving organizations and consulting on ways to better reach traditionally underserved populations and build community relationships, fostering greater diversity among City staff and appointed officials who develop and implement City programs, and ensuring public outreach is available in multiple languages.	Convene City-led working group including City departments and outside agencies for bi-annual coordinating meetings starting in 2023 (i.e., first meeting held no later than September 2023)	Begin no later than March 2023 and continue throughout the planning period	The City developed a DEI Action Plan in Spring 2023, developed with a working group of City staff, and retained a DEI coordinator in 2023 to support implementation of the Action Plan. Community engagement and communication on is one of the 4 strategic priorities of the Action Plan, with sub-actions to be implemented in 2024 and coming years.
6th Cycle Program 7.5: Conduct outreach to educate the community about affordable housing and its benefits to the community. This would include multi-lingual educational flyers with graphics and photographs showing examples of affordable housing projects in Pleasanton and/or the surrounding region (e.g., Tri-Valley, East Bay, etc.).	The aim is to eliminate appeals filed against City approvals of affordable housing developments	Prepare outreach materials by March 2024 and distribute throughout the planning period biannually	City staff is currently working to update its website to educate the Pleasanton and Tri-Valley community about the affordable housing projects in Pleasanton. The City collaborates with the cities of Danville, San Ramon, Dublin, and Livermore to produce and publish the Tri-Valley Affordable Rental Housing Guide that showcases the affordable housing projects throughout the Tri-Valley.

Jurisdiction	Pleasanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Pleasanton		NOTE: This table must only be filled out if the housing element site inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year. ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Note: "*" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023	(Jan. 1 - Dec. 31)		
Planning Period	6th Cycle	01/01/2023 - 01/01/2031		

Jurisdiction	Pleasanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Pleasanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.
Notes

Yes

<https://weblink.cityofpleasantonca.gov/weblink/0/doc/292425/Page1.aspx>

[illegible]

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		9
Total Units		18

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		42
Total Units		45

March 5, 2024
Community Development

TITLE: ADOPT A RESOLUTION TO APPROVE THE ALTAMONT SETTLEMENT AGREEMENT EDUCATION ADVISORY BOARD EXPENDITURE PLAN FOR FISCAL YEAR 2024/2025

SUMMARY

The Altamont Settlement Agreement Education Advisory Board (EAB) annually prepares an Expenditure Plan for consideration by the authorizing entities. Staff is submitting the proposed Expenditure Plan for Fiscal Year 2024/2025 for consideration and approval by the City Council. In accordance with the Altamont Settlement Agreement, concurrence by the Northern California Recycling Association (NCRA), the Cities of Pleasanton and Livermore, and the Alameda County Board of Supervisors is necessary to fund any proposed allocation from the Education Account. The Expenditure Plan outlines the Board's proposed funding allocations for recycling and education program grants. The EAB is requesting the Pleasanton City Council approve the plan for the upcoming fiscal year.

RECOMMENDATION

Adopt a Resolution to approve the Altamont Settlement Agreement Education Advisory Board Expenditure Plan for Fiscal Year 2024/2025.

BACKGROUND

As part of the settlement of litigation over the expansion of the Altamont Landfill, the parties to the litigation agreement (Alameda County, Waste Management of Alameda County, the Cities of Livermore and Pleasanton, and various environmental groups) agreed that the County would impose a surcharge on incoming waste at the Altamont Landfill and Resource Recovery Facility and Vasco Road Landfill. Each January, the fee is reviewed in relation to the Consumer Price Index (CPI) for the most recent 12-month period and may be increased as appropriate. The portion of the fee that funds the Education Account is \$0.45 per ton originating from the Altamont Landfill, and \$0.42 per ton originating from the Vasco Road Landfill, which generates approximately \$465,000 annually.

The Altamont Settlement Agreement EAB meets approximately monthly. The EAB consists of five voting members, including two members from the Northern California Recycling Association, one member from the City of Pleasanton, one member from the City of Livermore, and one member from the Alameda County Recycling Board. The Pleasanton Board seat is currently vacant, and a board member is currently being sought.

The EAB can propose the allocation of funds in the Education Account to support diversion education programs, job training in the field of waste diversion and recycling, and to mitigate the impacts of the Altamont Landfill on the affected neighboring community.

DISCUSSION

The Altamont Settlement Agreement requires the EAB to submit a proposed allocation of funds on an annual basis by April 1. In accordance with the Altamont Settlement Agreement, concurrence by the NCRA, the Cities of Pleasanton and Livermore, and Alameda County is necessary to fund any proposed allocation from the Education Account.

On January 17, 2024, the EAB unanimously approved the proposed 2024/2025 Expenditure Plan (see Exhibit A of Attachment 1). The Expenditure Plan outlines a process for funding mini-grants, annual competitive grants, multi-year grants, Alameda Landowners Against Mismanagement (ALARM) mitigation grants, and Board-initiated projects, setting funding goals for each grant category. For Fiscal Year 2024/2025, the EAB is proposing the following schedule for disbursement of funds, totaling \$631,220:

- \$286,000 in project grants
- \$135,000 in mini-grants
- \$114,000 in multi-year grants
- \$50,000 in EAB-initiated projects
- \$11,220 for financial management and administrative support (City of Livermore)
- \$30,000 for staff support
- \$5,000 for EAB communications, website
- \$0 for landfill mitigation projects (ALARM – fund has reached a maximum amount of \$100,000)

Additional grants may be awarded from unexpended funds allocated for previous fiscal years held in stewardship by the City of Livermore. The current unexpended fund balance is approximately \$25,000.

Each year the EAB provides an Annual Report to the authorizing entities detailing the programs that were funded the previous year and the related success rates of each funded program. The 2023 Annual Report can be found in Attachment 2.

EQUITY AND SUSTAINABILITY

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

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

There is no financial impact to the City associated with this action. The funding source for the EAB grant recipients is the Altamont Settlement Agreement Education Account. Alameda County will release the funds following concurrence from NCRA, the Cities of Pleasanton and Livermore, and the Alameda County Board of Supervisors. The 2024/2025 Expenditure Plan

proposes allocating \$631,220 for EAB grants and administration.

Prepared by:



Jennifer Miller, Management Analyst
Ellen Clark, Director of Community Development

Submitted by:



Approved by:



Gerry Beaudin, City Manager

Attachments:

1. Resolution Approving the Altamont Settlement Agreement EAB Expenditure Plan for FY 2024/2025
2. EAB 2023 Annual Report

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON,
APPROVING THE ALTAMONT SETTLEMENT AGREEMENT EDUCATION
ADVISORY BOARD EXPENDITURE PLAN FOR FISCAL YEAR 2024/2025**

WHEREAS, as part of the Altamont Landfill Settlement Agreement, the Altamont Education Advisory Board was created; and

WHEREAS, the Advisory Board is charged with the responsibility to annually propose an allocation of funds from the Education Account, to fund education programs; and

WHEREAS, the funds allocated in the Education Account are generated from the \$0.45 pre ton (Altamont Landfill) and \$0.42 per ton (Vasco Road Landfill) surcharge which amount to approximately \$465,000 annually; and

WHEREAS, the funds allocated to the Education Account are dedicated to support diversion education programs, job training in the field of waste diversion and recycling, and mitigation programs to reduce the impacts of the landfill operations on the affected neighboring community; and

WHEREAS, the 2024/2025 Expenditure Plan proposes to achieve the stated goals through creation of mini-grant programs and project grants; and

WHEREAS, in accordance with the Altamont Settlement Agreement, concurrence by the Northern California Recycling Association, the Cities of Pleasanton and Livermore, and the Alameda County Board of Supervisors is necessary to fund any proposed allocation from the Education Account.

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

SECTION 1: City Council authorizes the Altamont Settlement Agreement Education Advisory Board Expenditure Plan for Fiscal Year 2024/2025, as set forth in Exhibit A, a copy of which is attached hereto and incorporated herein by this reference.

SECTION 2: 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 March 5, 2024.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of March, 2024, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

Dated: _____

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

2024/2025 Expenditure Plan

Altamont Settlement Agreement
Education Advisory Board

January 22, 2024

Plan Summary

The Altamont Landfill Settlement Agreement created the Altamont Education Advisory Board to propose allocation of funds in the Education Account for diversion education programs, job training in the field of waste diversion and recycling and mitigating the impacts of the landfill operations on the affected neighboring community. Funds generated from the approximate \$0.45 per ton surcharge originating from the Altamont Landfill and approximate \$0.42 originating from the Vasco Road Landfill, which are expected to amount to approximately \$561,000 annually. This per ton surcharge fee will be increased based on the consumer price index effective January 1, 2024.

The Need

The Altamont Landfill and Vasco Road Landfill accept material for disposal from Alameda County jurisdictions, and from the city of San Ramon. Funding programs in diversion education and job training in waste diversion and recycling throughout the landfill service area will preserve the life of the landfill and save resources.

Target Sectors

- Environmental education programs that serve schools
- Non-formal environmental education programs, serving students K-12
- Community-based environmental education programs
- Job training programs in the field of waste diversion and recycling
- Support to institutions and communities required to conform to new state laws, such as SB 1383

Funding Goals

- Allocate \$500,000 per year for education and job training programs in waste prevention, source reduction, reuse, recycling, composting, and procurement of recycled content products.
- Report measurable results to the Northern California Recycling Association (NCRA), Alameda County Board of Supervisors and cities of Livermore and Pleasanton on an annual basis.
- Provide up to two cents (\$0.02) of every forty-five cents (\$0.45) of the Education Account to Alameda Landowners Against Mismanagement (ALARM) for landfill mitigation projects (pursuant to Settlement Agreement sec. 7.3.3)
- The EAB would like to recognize the City of Livermore for its efforts to share in the cost in support of the mission of the EAB by agreeing to provide fiscal and administrative support consistent with Section 7.6.2 of the Settlement Agreement, which is in

the public interest and allows for up to 2% of the annual receipts to be spent on administrative costs.

Objectives

Grants and projects:

- ❑ Mini-grants – The mini-grant program awards up to \$5,000 to all eligible projects that meet award criteria up to the funding allocation amount. In 2023-24, mini-grants supported environmental science programs and school recycling and composting infrastructure projects.
- ❑ Project grants – The annual grant program would award competitive grants up to \$50,000 for projects that would make significant contributions to the development of sustainable diversion education programs and job training in waste prevention and recycling. Types of projects could include: curriculum development, district-wide diversion education programs, job training programs, and community-based programs.
- ❑ Multiple year grants – Allow applicants for the annual grant program, to propose multiple year grants for up to three years of on-going support.
- ❑ Board initiated projects – Board initiated projects include projects for which a separate solicitation will need to be performed or special projects to be developed by the Board that fulfill a special niche or program area not addressed by the grants program. Types of projects could include job training partnerships, outreach programs, video and website development, and joint projects with other agencies.

Deliverables and Major Milestones

2024-25 Continue to develop job-training partnerships with education institutions, state and community colleges.

1/2024 Initiate development of 2024-25 expenditure plan.

1/2024 Release Request for Grant Applications.

3/2024 Annual expenditure plan to NCRA, Board of Supervisors and cities of Livermore and Pleasanton.

5/2024 Award project grants for 2024-25 school year.

2024/2025 Expenditure Plan

Altamont Settlement Agreement
Education Advisory Board

January 22, 2024

Assumptions

- ☐ The environmental education community perceives a need for diversion education programs and can develop grant proposals that meet the goals and objectives of the parties to the settlement agreement and the Education Advisory Board.
- ☐ The Education Advisory Board can identify appropriate partners for enhancing or developing job training programs in waste prevention and recycling.

Constraints

- ☐ COVID pandemic has required flexibility and adaptability in required timelines and milestones.
- ☐ Teachers and others involved in environmental education are very busy and may not respond to grant solicitations.
- ☐ Other funding agencies, such as the Alameda County Waste Management Authority and Source Reduction and Recycling Board may have differing priorities that dominate the program offerings.
- ☐ The Education Account has limited funds that must be stretched over a large service area.

Proposed Allocations

Board communications, website	\$5,000
Mini-grants	\$135,000
Project grants	\$286,000
Board initiated projects	\$50,000
Multi-year grants	\$114,000
ALARM mitigation projects*	\$00,000
Staff Support	\$30,000
Fund management and support	\$11,220
TOTAL	\$631,220

All unexpended funds from previous grant years will be carried over and, if necessary, applied to the 2024-2025 grant year.

*ALARM fund has reached maximum amount of \$100,000



EDUCATION ADVISORY BOARD

Altamont Landfill Settlement Agreement

2023 Annual Report

*NCRA
Chair
Ruth Abbe*

*City of Livermore
Vice-chair
Fenna Gatty*

*City of Pleasanton
Vacant*

*NCRA
Devin Jackson*

*Alameda County
Recycling Board
Eric Havel*

*Board Assistant
Lauren Jenkins*

Background

In 1999, the cities of Livermore and Pleasanton, the Sierra Club and the Northern California Recycling Association (NCRA) entered into a settlement agreement with Alameda County and Altamont Landfill. The Altamont Landfill Settlement Agreement created the Altamont Education Advisory Board to propose allocation of funds in the Education Account for recycling education programs, job training in the field of waste prevention and recycling and mitigating the impacts of the landfill operations in the affected community. Funds generated from the \$0.45 and \$0.42 per ton surcharge amount to approximately \$560,000 annually.

There are five voting members on the Education Advisory Board: one appointed by the Livermore City Council; one appointed by the Pleasanton City Council; two appointed by NCRA; and the Alameda County Recycling Board's Environmental Educator.

The role of the Education Advisory Board is to annually propose the allocation of funds from the Education Account by submitting an Expenditure Plan by April 1 of each year. Concurrence of Alameda County, the cities of Livermore and Pleasanton, and NCRA on the Expenditure Plan is necessary before funds are allocated.

Funds are collected from the Altamont Landfill by the Alameda County Treasurer. The County then remits the annual allocation to the agency administering the funds (07-08 City of Pleasanton, 08-13 and out years, City of Livermore) for disbursement to grant recipients.

2023 Activities

The 2023 Expenditure Plan was approved by each of the parties in the spring of 2023. The Expenditure Plan proposed the following allocations:

Board Communications, website	\$5,000
Mini-Grants	\$125,000
Project Grants	\$250,000
Board Initiated Project Grants	\$50,000
Multi-Year Grants	\$160,000
ALARM mitigation projects	\$0,000
Staff Support	\$30,000
Fund management & support	\$30,000
TOTAL	\$650,000

Based on the allocation established by the Expenditure Plan, the Education Advisory Board released a Request for Grant Applications for mini-grants, project grants, board initiated project grants and multi-year grants pursuant to the guidelines established in the settlement agreement.

Mini-grants

The Education Advisory Board awarded 18 Mini-Grants for projects meeting the grant criteria, as follows:

Mini-Grant #: 23-01 Oakland Leaf Foundation, Love Cultivating Schoolyards Grant, Oakland, West County, \$4,000.00 - Funds will be used to develop the waste prevention skills and knowledge of 15 East Oakland high school students; sustain a zero-waste youth-led one-acre urban farm and local food distribution initiative; positively influence the culture of our students and their peers and families related to waste consumption.

Mini-Grant #: 23-02 Resilience Birthright, Inc., Free Baby Resilience Books, Alameda, West County, \$3,900.00 - Funds will be used to provide Baby Resilience and Friends books and curriculum to schools and districts that need the support to continue their environmental programs while enhancing other programs simultaneously, targeting K-2nd grade.

Mini-Grant #: 23-03 Bio-Link Depot, Inc., Increased Support for Hands-On STEM Education in Underserved Schools within Altamont EAB Region, Oakland, West County, \$4,000.00 - Funds will be used to support the first portion of one of the Open House events, to be reserved solely for Title 1 schools and Community Colleges within Alameda County, as well as the city of San Ramon.

Mini-Grant #: 23-04 Omni Commons Community Collective, Re-use and Repair for Alameda County, Oakland, West County, \$4,000.00 - Funds will be used to hold regular repair and reuse events (also known as “Fixit Clinics”) that will leverage the workspace, tools, and expertise already at Omni Commons and make those available to Alameda County residents to aid in repair of anything that is broken.

Mini-Grant #: 23-05 Ecology Center, Plastic Free July 2023, Berkeley, West County, \$4,000.00 - Funds will be used to develop and facilitate Ecology Center’s 2023 Plastic Free July Series of events and activities that are held to raise awareness about the impacts of the plastics crisis and to encourage action towards a circular economy.

Mini-Grant #: 23-06 Ecology Center, Ecology Center EcoStore Pilot Refill Program, Berkeley, West County, \$4,000.00 - Funds will be used to aid in the leverage of the Ecology Center’s existing network and infrastructure to bring awareness to refill and reuse systems and demonstrate an investment in local reuse models, through the introduction of a bulk refill service.

Mini-Grant #: 23-07 KIDS for the BAY, Blue Watershed Classrooms Program, Berkeley, West County, \$4,000.00 - Funds will be used to fund the Blue Watershed Classrooms teacher follow-up support program (BWC) for under-resourced elementary school students in low-income areas.

Mini-Grant #: 23-08 Fixit Clinic, Fixing at Grimmer STEAM Club, Berkeley, West County, \$4,000.00 - Funds will be used to teach and oversee repair with Grimmer Elementary School students during club meetings to teach repair and maintenance skills to students.

Mini-Grant #: 23-09 Fixit Clinic, Converting Chromebooks, Berkeley, West County, \$4,000.00 - Funds will be used to teach Alameda County students and residents how to modify and update Chromebooks so that they can be diverted from e-waste and kept in the communities as functioning laptops.

Mini-Grant #: 23-10 Cecelia Mosher-Clark, Fashioning the Future, Oakland, West County, \$4,000.00 - Funds will be used to facilitate opportunities for people of all ages to train, experience and acquire many different skills needed in the soft goods manufacturing industry by providing hands-on experience for the use and value of recycled materials, the care and refurbishing of sewing machines and production processes.

Mini-Grant #: 23-11 Forestr.org, Marshall Elementary School Garden Revitalization, Castro Valley, East County, \$4,000.00 - Funds will be used to rebuild the garden planters using reclaimed redwood which will last for many years; will also repave the entry to the garden and provide ADA accessible path to the raised ADA planter for students with mobility challenges; composting bins will also be made for both composting and a dedicated worm compost bin.

Mini-Grant #: 23-12 Goodwill of San Francisco Bay, Counterfeit art at the intersection of education, sustainability and workforce development, Oakland, West County, \$4,000.00 - Funds will be used to bolster staff training in Alameda County on how to identify counterfeit goods; create an art piece with counterfeit goods; educate Alameda County community members about why counterfeit goods are problematic.

Mini-Grant #: 23-13 Forestr.org, Castro Valley-Sustainable Gardening Series, Castro Valley, East County, \$4,000.00 - Funds will be used to host 4 public events, aligned with the seasons, that will engage residents in Castro Valley community and its surrounds to learn about sustainability practice related to home gardening and permaculture. host 4 public events, aligned with the seasons, that will engage residents in Castro Valley community and its surrounds to learn about sustainability practice related to home gardening and permaculture.

Mini-Grant #: 23-14 Tri-Valley Haven for Women, Print wrap for food pantry vehicle and food pantry related signage, Livermore, East County, \$4,000.00 - Funds will be used to wrap the Food Pantry truck and for signage that will be used to promote the pantry.

2023 Funding Expenditures

Total Expenditures for 2023 were as follows:

Board Communications, website	\$5,000.00
Mini-Grants	\$69,900.00
Project Grants	\$276,450.00
Multi-Year Grants	\$61,075.00
Board Initiated Project Grants	\$0,000.00
ALARM mitigation projects	\$0,000.00
Staff Support	\$30,000.00
Fund management & support	\$30,000.00
Total 2023 Expenditures	\$472,425.00

Mini-Grant #: 23-15 Berkeley Unified School District, Zero Waste in BUSD Administrative Buildings, Berkeley, West County, \$3,000.00 - Funds will be used to provide staff in the administrative buildings with the knowledge and tools to separate their waste appropriately.

Mini-Grant #: 23-16 Urban University, Single Moms Sewing Project, Oakland, West County, \$4,000.00 - Funds will be used to engage unhoused single mothers in the area of sustainability through learning workshops and the making of upcycled products sourced from clothing textiles donated to the resale employment social enterprise.

Mini-Grant #: 23-17 San Lorenzo Family Help Center, Decreasing food waste and defeating hunger in 2023, San Lorenzo, West County, \$4,000.00 - Funds will be used to expand the food recovery program by 50% to provide additional food for pantry clients and reduce food waste.

Mini-Grant #: 23-18 Wee Poets, Post COVID-19 Recycling, Berkeley, West County, \$3,000.00 - Funds will be used to produce 2, 30-minute videotapes about recycling.

The total 2023 Expenditure Plan budget of \$125,000 for Mini-Grants was approved by the Board along with the option to carry over all unexpended funds from previous grant years and expend if necessary. A total of \$69,900.00 in Mini-Grants was approved.

Project Grants

The Education Advisory Board awarded 12 Project Grants to the following projects:

Project Grant #: 23-19 Lions Center for the Visually Impaired, You Can Do It Too! LCVI Reduce, Reuse, Recycle Awareness, Pittsburg, West County, \$4,700.00- Funds from this grant will be used to host the 2nd annual event on November 15, 2023, to expand awareness and education within our target population in the Alameda County Community about the benefits and environmental protection and preservation that starts with You Too.

Project Grant #: 23-20 Resilience Birthright, Inc., Storytime with Resilience & 4 More Chapters 3rd-5th grade, Alameda, West County, \$10,000.00- Funds from this grant will be used to add four more chapters and characters to the Baby resilience and Friends book, targeting grades 3-5 and creating more educational materials in various media forms.

Project Grant #: 23-21 Race to Zero Waste, Reusable Foodware and Education Project through Coalition Building (2nd year), South San Francisco, West County, \$30,000.00- Funds from this grant will be used to expand reusables through the empowerment of student groups continues Race to Zero Waste's proven ability to engage communities in circular economics practices, waste diversion, and deliver on zero waste goals through local alliances and well-run public outreach. The plan is to continue the project and expand to 3-5 other restaurants, cafes or food trucks in the areas around CSU East Bay and Ohlone College.

Project Grant #: 23-22 Center for Environmental Health, The Road to Reusables, Oakland, West County, \$30,000.00- Funds from this grant will be used to support the efforts to transition Alameda County K-12 schools to the most sustainable foodware option- reusables-by starting the conversation through the lens of protecting children's health.

Project Grant #: 23-23 The East Bay Depot for Creative Reuse, Casts to Classrooms, Oakland, West County, \$30,000.00- Funds from this grant will be used to conduct outreach to businesses and manufacturers to solicit donations of discarded materials; to divert reusable materials from the landfill by collecting discarded items from business and manufacturers; to source and provide reusable materials to educators at low or no cost; to provide hands on instruction and a physical space for arts and craft workshops, and repair workshops, with the goal of educating the community in the many ways items can be reused or repaired.

Project Grant #: 23-24 Nancy Deming, K-12 Infrastructure Support, Richmond, West County, \$12,000.00- Funds from this grant will be used to cover additional time that goes beyond Nancy's available OUSD hours so that she can focus on resources and materials in the category of social infrastructure as well as to provide and offer these resources and materials to other school districts in Alameda County.

Project Grant #: 23-25 Fixit Clinic, Spotlight San Leandro: Resilience Through Repair, Berkeley, West County, \$14,750.00- Funds from this grant will be used to establish, deploy and maintain a true ethos of repair through all aspects of San Leandro through students and residents, but beyond that to the staff in municipal government, the school system, public works and the library.

Project Grant #: 23-26 Math Science Nucleus, The Science of Compost, Education and Practical Application in Schools, Fremont, West County, \$15,000.00- Funds from this grant will be used to promote sustainable organic waste management practices and provide students of Mattos Elementary with the hands-on experience of compost science and its applications.

Project Grant #: 23-27 Common Vision, Classroom Worm Composting and Food Waste Reduction Education Project, Berkeley, West County, \$40,000.00- Funds from this grant will be used to produce worm compost curriculum for use in 9 elementary schools in West Oakland, Alameda and San Leandro; Produce a MamaWanda garden video on worm composting and food waste reduction in schools; Hold MamaWanda live assemblies with life like puppets at each of the 9 elementary school sites; Work with school cafeterias around sustainability and organics composting education.

Project Grant #: 23-28 Bay Area Redwood, Reclaimed Redwood Planter Boxes for Tri-Valley Elementary Schools, San Ramon, West County, \$15,000.00- Funds from this grant will be used to design, source materials, fabricate, deliver and create planter boxes to be used for gardening, planting trees and composting at local Tri-Valley schools, while educating and job training.

Project Grant #: 23-29 Rebuilding Together East Bay North, Berkeley STEM Education Eco Gardens, Berkeley, West County, \$15,000.00- Funds from this grant will be used to assist in opening the Berkeley STEM Eco Gardens that will provide fresh food to unhoused and vulnerable populations in the East Bay while showcasing reclaimed garden infrastructures and educating the community on urban forestry.

Project Grant #: 23-30 WasteWhat, Plastic Waste Reduction: Circular Soap Distribution for Alameda County, Oakland, West County, \$30,000.00- Funds from this grant will be used to support a pilot project that will bring zero waste refilling to diverse locations throughout Alameda County, through a vertically integrated partnership offering both circular soap distribution as well as consumer-facing dispenser machines.

Project Grant #: 23-31 Dorothy Day House, Dorothy's Closet-a Voucher Based Retail Store and Social Service Center, Berkeley, West County, \$30,000.00- Funds from this grant will be used to connect vulnerable low income and unhoused community members with services and referrals; distribute vouchers called "Dorothy Dollars" to partner with social service agencies allowing individuals to browse and select items for free at the store; facilitate open workshops monthly providing education on the environmental dangers of fast fashion, reuse, source reduction and ways to divert clothing and other materials from landfills.

The total 2023 Expenditure Plan budget of \$280,000 for Project Grants was approved by the Board along with the option to carry over all unexpended funds from previous grant years and expend if necessary. A total of \$276,450.00 in Project Grants was awarded.

Multi-Year Grants

The Education Advisory Board awarded 3 Multi-Year Grants in the 2023 cycle.

Multi-Year Grant #: 23-32(1) Thornton Jr. High School Energy and Sustainability Club, Thornton Jr. High School Energy and Sustainability Club Advisor-Stipend Funding, Fremont, West County, \$3,200.00- Funds from this grant will be used to fund a stipend for an Energy and Sustainability Club advisor for three years that will recruit students, conduct meetings and hold elections, advise students on projects, supervise fundraisers, purchase supplies as needed, organize green teams to recycle materials and separate green waste, host Earth Day events, and work with district administration to reach for climate literacy goals.

Multi-Year Grant #: 23-33(1) Acta Non Verba: Youth Urban Farm Project (ANV), Resolute Café and Reusables Rollout, Oakland, West County, \$7,875.00- Funds from this grant will be used to improve Waste Reduction at Camp ANV and the After School Program; Provide Waste Reduction education to the public through Resolute Café practices and promotional/educational materials available via QR code; Provide entrepreneurial training centering on developing and growing a successful Zero Waste Mobile Coffee Stand to educate youth and the community.

Multi-Year Grant #: 23-34(1) The Go Green Initiative, Institutionalizing AB 341, 1826 and SB 1383 in Livermore Valley Joint Unified School District, Livermore, East County, \$50,000.00- Funds from this grant will be used to move LVJUSD towards Zero Waste and help reduce greenhouse gas emissions by: procuring infrastructure and equipment to separate recycling and organics waste on school campuses; implement all-hands training at all sites for administration, teachers, custodians, support staff, yard duty and students; measure success with Quarterly Progress Reports.

The total 2023 Expenditure Plan budget of \$85,000 for Multi-Year Grants was approved by the Board along with the option to carry over all unexpended funds from previous grant years and expend if necessary. A total of \$61,075.00 in Multi-Year Grants was awarded.

ALARM Mitigation Projects

Pursuant to the terms of the settlement agreement, the 2023 Expenditure Plan set aside \$0 for mitigation projects for landowners in the vicinity of the landfill. The Education Advisory Board corresponded with ALARM (Altamont Landowners Against Rural Mismanagement) to notify them of the available funding. No applications were submitted for consideration during the 2023 funding cycle. The Board will continue to communicate with ALARM regarding appropriate projects for funding.

CITY COUNCIL AGENDA REPORT

March 5, 2024
Fire

TITLE: PUBLIC HEARING: ADOPT A RESOLUTION DECLARING WEEDS, DIRT, RUBBISH, AND REFUSE UPON OR IN FRONT OF CERTAIN DESCRIBED PROPERTIES WITHIN THE CITY CONSTITUTE PUBLIC NUISANCES AND THAT THEY BE ABATED, AND SET A PUBLIC HEARING FOR APRIL 16, 2024 REGARDING THE ABATEMENT

SUMMARY

The Livermore-Pleasanton Fire Department (LPFD) Weed Abatement Program is a critical fire prevention program. The goal of the program is to prevent the loss of life and property due to uncontrolled wildfire in the urban/wildland interface through a working partnership between property owners and LPFD. Staff will start notifying property owners upon adoption of the resolution. Abatement not completed by property owners prior to May 31, 2024, will be targeted for enforcement by the City's contractor.

RECOMMENDATION

Adopt the resolution declaring that weeds, dirt, rubbish, and refuse upon or in front of certain described properties within the city constitute public nuisances and that they be abated. Set a public hearing for April 16, 2024, regarding the abatement of these nuisances and order the abatement thereof by May 31, 2024.

BACKGROUND

In the City of Pleasanton, the Livermore-Pleasanton Fire Department (LPFD) combats fire hazards resulting from the overgrowth of grasses, weeds, shrubbery, and trees through the LPFD Weed Abatement Program. This program has been established in compliance with Government Code sections 39560-39588. The LPFD Weed Abatement Program's goal is to establish a fire-safe community through property owners' voluntary compliance with the LPFD's weed abatement standards.

Weed abatement involves the following steps, the first of which is addressed in the resolution that accompanies this agenda report:

1. Inspection, Declaration of Nuisance, and Notification. Identify parcels that are or may become hazardous due to an overgrowth of grasses, weeds, shrubbery and trees and/or the presence of dirt, refuse and rubbish. Identified properties are presented to the City Council. The City Council reviews the list and declares that some or all of the parcels are public nuisances, requiring abatement. The City Council may also find and declare that weeds on specified parcels are seasonal and recurrent nuisances. Property owners are given notice to abate the nuisance on their properties.
2. Protest Hearing and Order to Abate. The City Council hears and considers all objections to the abatement proposed and then orders abatement by a contractor.

3. Re-inspection and Abatement. Fire inspectors inspect the parcels on the abatement list. If a hazard exists and abatement has not occurred by the (May 31, 2024) deadline set by the LPFD, the contractor abates the weeds.

4. Tax Lien. The property owners are sent an invoice for the abatement costs, plus an administrative charge and, if related litigation is required, all attorneys' fees, expenses and costs. Any amount not paid by the property owners is placed as a special assessment on the property owner's tax bill.

DISCUSSION

Upon adoption, LPFD will notify all listed property owners (see Exhibit A) of the public hearing set for April 16, 2024, as well as of the May 31, 2024, deadline to complete the abatement.

EQUITY AND SUSTAINABILITY

The adoption of this resolution will enable LPFD to further its commitment to creating a safe and sustainable community by mitigating the risk of fire hazards arising from vegetation growth. This step will ensure the safety of our neighborhoods and will promote a healthier and more resilient environment for all residents.

OUTREACH

Following approval of the resolution, staff will provide written notice to property owners declaring non-compliant parcels as a nuisance. The notification will include information about the public hearing scheduled for April 16, 2024, as well as for the May 31, 2024, deadline to complete the abatement. The notice will also include details on the weed abatement standards and a list of contractors for reference.

STRATEGIC PLAN ALIGNMENT

This action advances the ONE Pleasanton Strategic Plan goals of *Safeguarding Our City*, Strategy 6 - Implement high priority items from the 2022-2026 Livermore-Pleasanton Fire Department Strategic Plan.

FISCAL IMPACT

Property owners are invoiced for all work performed in addition to an administrative charge and, if related litigation is required, all attorneys' fees, expenses and costs. Unpaid invoices become a special assessment on the property owner's tax bill. All costs involved with the Weed Abatement Program are fully reimbursed and budgeted under Account #00120200-430101.

Prepared by:

Shin Young Oh

Shin Oh, Administrative
Assistant

Submitted by:

Joseph Testa

Joe Testa, Fire Chief

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Resolution
2. Resolution Exhibit A

RESOLUTION NO. 2024-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE DECLARATION THAT WEEDS, DIRT, RUBBISH, AND REFUSE UPON OR IN FRONT OF CERTAIN DESCRIBED PROPERTIES WITHIN THE CITY OF PLEASANTON CONSTITUTE PUBLIC NUISANCES AND THAT THEY BE ABATED, AND SETTING A PUBLIC HEARING REGARDING THE ABATEMENT

WHEREAS, there is attached hereto and incorporated by reference herein as if fully set forth a list of properties to which this resolution applies as Exhibit A; and

WHEREAS, said list of properties specifically sets forth street, lot and block numbers according to the official assessment map for each piece of property; and

WHEREAS, the properties listed have, upon or in front of them, weeds, as defined by Section 39561.5 of the Government Code, dirt, rubbish, or refuse; and

WHEREAS, said weeds, dirt, rubbish, and refuse are a public nuisance in that they constitute a fire hazard, or that said materials are noxious or dangerous and as such, are detrimental to the health, safety and welfare of the City of Pleasanton and, as such, shall be removed; and

WHEREAS, the public nuisances referred to herein are recurrent and seasonal in nature.

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

SECTION 1. That the weeds, dirt, rubbish and refuse upon on or in front of the properties described in Exhibit A, are declared a public nuisance and are to be abated and removed pursuant to the procedure provided by Section 39560-39588 of the Government Code.

SECTION 2. A public hearing shall be held Tuesday, April 16, 2024, at 7:00 p.m. at which time property owners having objections to the proposed removal of weeds, rubbish, refuse and dirt will be heard and given due consideration.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on March 05, 2024.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of March 2024 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

**City of Pleasanton Weed Abatement
2024 List of Parcels**

Exhibit A

	Parcel Number	Situs Address	Owner Name(s)
1	94-114-13	St John St	W P CO
2	94-114-14	St John St	W P CO
3	94-114-15	St John St	W P CO
4	94-120-11-2	St Marys St	W P CO
5	94-125-7-2	Division St	W P CO
6	94-151-30-2	540 Division St	W P CO
7	94-153-1	418 Rose Ave	AUFDERMAUR FRANK JR TR
8	94-153-14	W Angela St	W P CO
9	94-154-8	Bernal Ave	W P CO
10	94-156-22	Old Bernal Ave	Rideli LLC
11	94-157-16	Bernal Ave	W P CO
12	94-157-23	Bernal Ave	W P Co 843-1-21A-26
13	941-1201-52-2	5600 Stoneridge Mall Rd	Kaiser Foundation Health Plan Inc
14	941-1201-52-3	5600 Stoneridge Mall Rd	Kaiser Foundation Health Plan Inc
15	941-1302-2-7	Denker Dr	Alameda County Flood Control
16	941-1580-44	Canyon Creek Blvd	CANYON CREEK OF PLEASANTON OWNERS ASSOCIATION
17	941-1580-45-2	Canyon Creek Blvd	CANYON CREEK OF PLEASANTON OWNERS ASSOCIATION
18	941-1580-46	10890 Dublin Canyon Rd	Maktab Tarighe Oveyssi Shah Maghsoudi
19	941-1700-5-3	11301 Dublin Canyon Rd	LEWIS DONALD C SR TR ETAL
20	941-1700-14-2	Dublin Canyon Rd	Preserve Community Association
21	941-1700-16-4	Laurel Creek Dr	Preserve Community Association
22	941-1700-18-2	Foothill Rd	Laurel Creek Associates LLC
23	941-1700-19-2	Foothill Rd	Laurel Creek Associates LLC
24	941-1700-26	Blessing Dr	Laurel Creek Associates LLC
25	941-1700-28-1	Blessing Dr	Laurel Creek Associates LLC
26	941-1710-8	Dublin Canyon Rd	Aif Holding Co
27	941-1710-10-1	11991 Dublin Canyon Rd	Hana Yoon Corporation
28	941-1713-19-6	Laurel Creek Dr	Preserve Community Association
29	941-1802-15	5552 Legendary Ct	LAU FENG Y & CHUEN
30	941-2100-6	4100 Foothill Rd	BAMCG BRIDGE PARTNER LP
31	941-2101-1	Equus Ct	1400 FOOTHILL LLC
32	941-2101-2	Equus Ct	1400 FOOTHILL LLC
33	941-2101-3	Equus Ct	1400 FOOTHILL LLC
34	941-2101-4	Equus Ct	1400 FOOTHILL LLC
35	941-2101-5	Equus Ct	1400 FOOTHILL LLC
36	941-2101-6	Equus Ct	1400 FOOTHILL LLC
37	941-2101-7	Foothill Rd	1400 FOOTHILL LLC
38	941-2101-8	Foothill Rd	1400 FOOTHILL LLC
39	941-2101-9	Foothill Rd	1400 FOOTHILL LLC
40	941-2761-3	4300 Hacienda Dr	BOEHRINGER MANNHEIM CORPORATION

**City of Pleasanton Weed Abatement
2024 List of Parcels**

Exhibit A

41	941-2778-12	4747 Willow Rd	Shaq De Qrs 15 75 Inc
42	941-2786-110	Montalvo Ct	GOLD CREEK OF PLEASANTON HOMEOWNERS ASSOCIATION
43	941-2819-6	11393 Dublin Canyon Rd	Kolb Ranch Estates Homeowners Association
44	941-2819-8	11933 Dublin Canyon Rd	YOON DANIEL B & JEENEE S TRS
45	941-2819-9	5979 Kolb Ranch Dr	STROM CAROL G TR
46	941-2820-2	11393 Dublin Canyon Rd	Kolb Ranch Estates Homeowners Association
47	941-2820-9	6063 Kolb Ranch Dr	PERLEGOS PETE C & ARCHIE G ETAL
48	941-2820-10	6016 Kolb Ranch Dr	SINGH GAURAVJIT & CONNIE T TRS
49	941-2820-15-2	5967 Kolb Ranch Dr	Lovely Lands LLC
50	946-1100-12	3640 Old Santa Rita Rd	ROSE WILLIAM A & ALLEY LAUREN J
51	946-1101-9-2	Santa Rita Rd	Alameda County Flood Control
52	946-1146-42	Martin Ave	UNGER MARK TR
53	946-1146-51	Martin Ave	UNGER MARK TR
54	946-1146-52	Martin Ave	UNGER MARK TR
55	946-1146-54	Martin Ave	UNGER MARK TR
56	946-1250-25-3	Mohr Ave	W P Co 843-1-21A-31
57	946-1250-25-4	Mohr Ave	W P Co 843-1-21A-32
58	946-1250-26-3	Stanley Blvd	S P CO 872-1-97E-POR 16
59	946-1250-28-3	Bernal Ave	W P Co 843-1-21A-28
60	946-1250-28-4	Bernal Ave	W P Co 841-1-21A-30
61	946-1250-28-5	Bernal Ave	W P Co 841-1-21A-27
62	946-1250-28-6	Bernal Ave	W P CO 841-1-21A-29
63	946-1250-30-1	Bernal Ave	W P CO
64	946-1250-30-2	Bernal Ave	W P CO
65	946-1251-7-4	3300 Busch Rd	SQUARE MILE PLEASANTON LLC Attn: Mathew Drummond
66	946-1251-25-1	Stanley Blvd	S P CO 872-1-97E-POR 18
67	946-1251-25-2	Stanley Blvd	S P CO 872-1-97E-POR 18
68	946-1251-29	3100 Valley	ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION
69	946-1350-15-7	1 Brozosky Hill Ln	REDDY VIJAYALAKSHMI M
70	946-1350-15-19	1666 Frog Hill Ln/Vineyard	ROBERTS FORD G & MARY L TRS
71	946-1680-5	4005 First St	Jess C Spencer Mortuary Inc
72	946-2528-6-6	3574 Vineyard Ave	Church of Latter Day Saints Corp Presiding Bishop
73	946-2550-14-1	3999 Bernal Ave	Roman Catholic Welfare Corporation of Oakland
74	946-3370-18	Santa Rita Rd	W P CO
75	946-3945-6	2188 Foothill Rd	One Odevelopment LLC
76	946-3945-14	Golden Eagle Way	GOLDEN EAGLE ESTATES HOMEOWNERS ASSOCIATION

**City of Pleasanton Weed Abatement
2024 List of Parcels**

Exhibit A

77	946-3945-15	Golden Eagle Way	Golden Eagle Estates Homeowners Association
78	946-3946-13	8999 Longview Dr	BOATRIGHT JOSEPH E & GLORIA B ETAL
79	946-4050-76	1913 Buckeye Ct	ALOMARI AHMED & GARDI LANA TRS
80	946-4440-17	7882 Foothill Rd	ROBINSON TONI L TR
81	946-4542-22-1	3595 Utah St	CHUNG HENRY W & OLIVIA Y
82	946-4542-44-1	Bernal Ave	Alameda County Flood Control
83	946-4547-214	1039 Serpentine Ln	Common Area of PM 7121 206 thru 213
84	946-4550-3-3	4001 Stoneridge Dr	Roman Catholic Bishop Of Oakland
85	946-4550-17-4	Oakland Ave	Roman Catholic Bishop Of Oakland
86	946-4559-34	Tokay Ct	VINTAGE HILLS II PLANNED DEV HOMEOWNERS ASSOC
87	946-4567-9-3	23 Grey Eagle Ct	HUMPHREY MALCOLM J & DAWN M TRS
88	946-4567-12-3	28 Grey Eagle Ct	GROVE ROBERT E & PAMELA R TRS
89	946-4567-13-1	6 Red Feather Ct	WU FRANK & MENG PRISCILLA TRS
90	946-4567-14	4 Red Feather Ct	RAYMER LAURA TR
91	946-4567-15	1 Red Feather Ct	MCFALL ERIN C & LISA G
92	946-4574-2	Trenery Dr	SRIRAMA RAMPRASAD & ANAND BHAVNA
93	946-4574-5	3747 Trenery Dr	HOANG LY T TR
94	946-4574-11-2	3727 Mohr Ave	JENNARO JERALD J
95	946-4580-14	2834 Victoria Ridge Ct	KAMDAR TAROON C & RADHA T TRS
96	946-4598-19	1465 Vineyard Ave	Lonestar California Inc
97	946-4599-4-1	27 Grey Eagle Ct	GODIL ASIF A & BUSHRA A TRS
98	946-4600-1	2546 Vineyard Ave	Vineyard Hill Pleasanton Homeowners Association c/o Howe Management
99	946-4600-2	2546 Vineyard Ave	Vineyard Hill Pleasanton Homeowners Association c/o Howe Management
100	946-4600-18	2519 Jolene Ct	Pleasanton Garbage Service Inc
101	946-4600-30	865 Clara Ln	JAIN RAKESH & TRIPTI R TRS
102	946-4603-7	2720 Crellin Rd	BERATLIS CHRISTOPHER T
103	946-4603-8	2708 Crellin Rd	BERATLIS CHRISTOPHER T
104	946-4603-9	2999 Cresta Blanca Dr	BERATLIS CHRISTOPHER T
105	946-4603-12	23 Beratlis Pl	BERATLIS CHRISTOPHER T
106	946-4603-13	31 Beratlis Pl	BERATLIS CHRISTOPHER T
107	946-4603-14	39 Beratlis Pl	BERATLIS CHRISTOPHER T
108	946-4603-15	47 Beratlis Pl	BERATLIS CHRISTOPHER T
109	946-4603-16	55 Beratlis Pl	BERATLIS CHRISTOPHER T
110	946-4603-17	63 Beratlis Pl	BERATLIS CHRISTOPHER T
111	946-4603-19	19 Beratlis Pl	BERATLIS CHRISTOPHER T
112	946-4603-20	24 Beratlis Pl	BERATLIS CHRISTOPHER T
113	946-4603-21	16 Beratlis Pl	BERATLIS CHRISTOPHER T
114	946-4606-1	2500 Vineyard Ave	Pleasanton Garbage Service Inc
115	946-4606-3	750 Pietronave Ln	PROUDFOOT COLIN D & ANNEKE L TRS
116	946-4606-4	2500 Vineyard Ave	HOMER DENNIS G & LINDA M TRS
117	946-4608-7	2505 Yolanda Ct	WALL ERIC D & MICHELE
118	946-4609-10-5	2287 Vineyard	Silver Oaks Pleasanton Homeowners Association

**City of Pleasanton Weed Abatement
2024 List of Parcels**

Exhibit A

119	946-4609-11	2287 Vineyard	Silver Oaks Pleasanton Homeowners Association
120	946-4614-13	2770 Vineyard Ave	HATSUSHI KAZUO K & TAKIKO TRS
121	946-4614-15	5 Hatsushi Ter	HATSUSHI TAKIKO TR
122	946-4614-16	9 Hatsushi Ter	HATSUSHI TAKIKO TR
123	946-4614-17	13 Hatsushi Ter	HATSUSHI TAKIKO TR
124	946-4614-18	2798 Vineyard Ave	HATSUSHI TAKIKO TR
125	946-4617-1	1 Tuscany Pl	SARICH DANIEL M & BELINDA A TRS
126	946-4618-2	Mataro Ct	Vintage Hills li Planned Dev HOA c/o Wilson Property Mgmnt
127	946-4619-1	Vineyard Ave	Pleasanton Unified School District
128	947-5-4-41	6085 Sunol Blvd	Applera Corporation
129	947-8-12	Bernal Ave	W P Co 843-1-21A-Por-25
130	947-8-14	Bernal Ave	W P CO 843-1-21A-POR-25
131	947-12-3	Sterling Greens	Walnut Hills HOA c/o Community Association Management
132	948-2-1-8	Sunol Rd	PLEASANTON HILLS OWNERS ASSOCIATION
133	948-2-40	Monaco Dr	PLEASANTON HILLS OWNERS ASSOCIATION
134	948-3-25	Puerto Vallarta	PLEASANTON HILLS OWNERS ASSOCIATION
135	948-4-5-21	4558 Bernal Ave	AUFDERMAUR ANITA & AUFDERMAUR FRANK JR TR
136	948-4-6-3	4534 Bernal Ave	AUFDERMAUR ANITA & AUFDERMAUR FRANK JR TR
137	948-9-1	5791 Sonoma Dr	JACKSON MICHELE C TR & BRENTWOOD HOLDING CO
138	948-9-2	5779 Sonoma Dr	BENETTI FAMILY PROPERTIES
139	948-15-2-1	1000 Minnie St	Spotorno Alex V Family Limited Partnership
140	948-15-2-2	1000 Minnie St	SPOTORNO LAVERNE M TR
141	948-16-2-10	994 Sycamore Rd	JENSEN CARLENE TR
142	948-16-2-15	990 Sycamore Rd	990SYCAMOREDEVCO LLC
143	948-18-12	900 Roselma Pl	EMMETT ROGER A TR
144	948-23-1	Sunset Creek Ln	Sycamore Heights Homeowners Association
145	948-23-2	Sunset Creek Ln	Sycamore Heights Homeowners Association
146	948-23-3	Sunset Creek Ln	Sycamore Heights Homeowners Association
147	948-23-28	5658 Sunset Creek Ct	GREWAL GURINDER K & NAVDEEP S
148	949-4-17	6644 Amber Ln	RANDERI CHETAN & VAISHALI BHAVSAR TRS
149	949-4-21	6628 Amber Ln	HILL SCOTT R & HILL LISA M TRS
150	949-16-6	1000 Minnie St	Spotorno Alex V Family Ltd Partnership
151	949-17-34	5270 Club House Dr	SINGH BHUPINDER & KUAR JYOTI TRS
152	949-17-37-3	6115 Club House Dr	HULE PARESH & PAWAR JAYASHREE TRS
153	949-17-42	6215 Clubhouse Dr	GEENI CHINNI K & VODNALA SRILATHA
154	949-17-45	6275 Clubhouse Dr	SAMI REALTY LLC
155	949-17-46	6295 Clubhouse Dr	BADHESHA JANG S & DENYSE T TRS
156	949-17-51	7330 Clubhouse Dr	JORDAN DENVA L TR EXEMPTION TRUST & JORDAN DE ETAL
157	949-19-14	6356 Inspiration Terrance	DBLCUP LLC

**City of Pleasanton Weed Abatement
2024 List of Parcels**

Exhibit A

158	949-19-16	6123 Sanctuary Ln	KALIDINDI SONIE
159	950-3-46-3	Hearst Dr	KOTTINGER RANCH H O A INC
160	950-5-4	1364 Vineyard Ave	Foley Coleman M Jr
161	950-5-5	Vineyard Ave	SILVER BEAR
162	950-5-6	Vineyard Ave	MASLUK DIANNE A TR & MCPHERSON LYNN D TR ETAL
163	950-9-33-4	Hearst Dr	Kottinger Ranch Homeowners Assoc Inc
164	950-10-2-6	E Ruby Hill Dr	CF ARCIS IX LLC
165	950-27-18	1553 Via Di Salerno	DAI JIA
166	950-28-1	3599 Valenza Way	Ruby Hill Owners' Association c/o Peachtree C.A.S, Inc
167	950-28-21	1917 Ticino Ct	SOHAL SANTOKH S & PARAMJIT K TRS
168	950-29-25	1476 Germano Way	VELUKURU IYAPPA R & NENNURU LATHA R
169	941-2819-5-2	11393 Dublin Canyon Rd	Vons Reit Inc
170	941-1302-2-32	Stoneridge Dr	Alameda County Flood Control
171	941-1801-1	5554 Foothill Rd	Moller Ranch Owners Association c/o Walsh Property Management
172	941-1802-3	Serenity Terrace	Moller Ranch Owners Association c/o Walsh Property Management
173	941-1802-17	Moller Ranch Dr	Moller Ranch Owners Association c/o Walsh Property Management
174	941-1802-18	Moller Ranch Dr	Moller Ranch Owners Association c/o Walsh Property Management
175	941-1980-15-3	5130 Foothill Rd	PODDATOORI PRATAP & ARUNA TRS
176	941-1980-19-1	8053 Bethel Ln	BOOCK THOMAS A & LISA L
177	946-4559-43	Arbor Dr	Vintage Hills li Planned Dev HOA c/o Wilson Property Mgmnt
178	946-4585-26	Foothill Rd	JONES NICHOLAS L
179	946-4585-50	8244 Fondray Ct	Fondray Llc
180	946-4585-52	8278 Sassafras Ct	Ford John R & Ruth A TRS
181	946-4614-19	2798 Vineyard Ave	HATSUSHI TAKIKO TR
182	947-5-4-39	Sunol Blvd	APPLERA CORPORATION
183	947-5-4-40	6055 Sunol Blvd	APPLERA CORPORATION
184	948-3-62-5	Dolores Dr	PLEASANTON HILLS OWNERS ASSOCIATION
185	950-9-70	Smallwood St	KOTTINGER RANCH HOMEOWNERS ASSOCIATION INC
186	947-12-1	Sterling Greens Circle	Walnut Hills HOA c/o Community Association Management
187	946-4623-14	W Las Positas Blvd	PACIFIC AMERICAN PROPERTIES LLC
188	946-4628-1	1944 Three Oaks Dr	D R Horton CA2 Inc
189	946-1251-8-10	Valley Ave	ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION
190	946-1251-8-11	Valley Ave	County of Alameda
191	941-1311-19-7	7200 Johnson Dr	COSTCO WHOLESALE CORPORATION
192	941-2100-13	4100 Foothill Rd	YERRAM MAMATHA & KOVI SRINIVASA K

**City of Pleasanton Weed Abatement
2024 List of Parcels**

Exhibit A

193	946-4628-2	1944 Three Oaks Dr	D R Horton CA2 Inc
194	946-4623-13	W Las Positas Blvd	ZAHERI MATHEW
195	946-4585-27-1	8272 Sassafras Ct	JONES NICHOLAS L
196	946-4585-45	Foothill Rd	JNRA LLC
197	946-3947-23	Longview Ln	LONGVIEW HOMEOWNERS ASSOCIATION
198	946-1350-36	83 Silver Oaks Terrace	WARE WILLIE J & MINDY L
199	946-4602-1-2	2287 Vineyard Ave	Chateau Country Estates Maintenance Association, The Helsing Group
200	946-4602-2	2287 Vineyard Ave	Chateau Country Estates Maintenance Association, The Helsing Group
201	941-1002-91	MUIRWOOD DR	ALAMEDA COUNTY FLOOD CONTROL
202	941-1001-80	Muirwood Dr	ALAMEDA COUNTY FLOOD CONTROL
203	946-1704-10-3	327 LINDEN WAY	BHULLAR GURBIR S & SANDHU AMANDEEP K ETAL
204	946-1710-9	VIRGINIA WAY	PRYOR KENT H & ALICE S TRS
205	946-1706-1	Linden Way	PRYOR KENT H & ALICE S TRS
206	946-4590-2	CASTLEWOOD DR	W P CO 843-1-20-14
207	946-4590-3	CASTLEWOOD DR	W P CO 843-1-21A-POR-25
208	947-8-13	Bernal Ave	W P CO 843-1-21A-POR-25
209	946-4606-5	2500 Vineyard Ave	NAGUIB SAMAH & WASSIM
210	946-4606-7	2500 Vineyard Ave	KURAPATI RAJA & ORUGANTI SARADA
211	946-4606-6	2500 VINEYARD AVE	ALLADI NAGESWARA R & VASUDHA
212	941-2857-2	11300 Dublin Canyon Rd	Pleasant View Church Of Christ
213	941-2857-1	11300 Dublin Canyon Rd	GREEK ORTHODOX CHURCH OF RESURRECTION
214	946-4619-22-2	1012 Shotwell Ct	COHN GREGORY L & MARISSA A TRS
215	94-128-45	1027 Rose Ave	LITVINCHUK PAUL S & SUSAN P
216	950-10-11	2790 E Ruby Hill Dr	CF ARCIS IX LLC
217	946-3479-4	1851 Rose Ave	PONDEROSA HOMES II INC
218	941-2100-11	4108 Foothill Rd	AHMED IFTIKHAR M & SAADIA S TRS
219	946-3479-1-2	1851 Rose Ave	ROSE BLOOM LLC
220	950-10-8-2	444 Vineyard Ave	STEALTH STREET PARTNERS
221	946-4598-1	1333 Montrose Pl	BLACKLAB LLC
222	950-23-13-5	E Vallecitos Rd	RUBY HILL DEVELOPMENT JOINT VENTURE LP
223	950-10-26-4	E Ruby Hills Dr	RUBY HILL OWNERS ASSOCIATION
224	950-10-1	E Ruby Hills Dr	CF ARCIS IX LLC
225	950-28-6	Ticino Ct	RUBY HILL OWNERS ASSOCIATION
226	950-23-5-2	E Ruby Hill Dr	RUBY HILL OWNERS ASSOCIATION
227	950-23-6-4	Ruby Hill Dr	RUBY HILL OWNERS ASSOCIATION
228	950-10-3-3	E Ruby Hill Dr	CF ARCIS IX LLC
229	950-23-7	E Ruby Hill Dr	RUBY HILL OWNERS ASSOCIATION
230	950-10-13	2900 E Ruby Hill Dr	RUBY HILL DEVELOPMENT JOINT VENTURE
231	950-10-12	2900 E Ruby Hill Dr	RUBY HILL DEVELOPMENT JOINT VENTURE
232	950-22-37	Paladin Way	RUBY HILL OWNERS ASSOCIATION

**City of Pleasanton Weed Abatement
2024 List of Parcels**

Exhibit A

233	950-21-49-3	Mercato Ct	RUBY HILL OWNERS ASSOCIATION
234	950-7-11	E Vallecitos Rd	COMMON AREA TR 6452
235	950-29-45	Bandisi Pl	COMMON AREA TR 7158
236	950-17-80	Via Di Salerno	RUBY HILL OWNERS ASSOCIATION
237	950-23-8	Campinia Pl	RUBY HILL OWNERS ASSOCIATION
238	950-28-5	2280 Manzano Ct	RUBY HILL OWNERS ASSOCIATION
239	950-29-44	W Ruby Hills	COMMON AREA TR 7158
240	946-3930-4-2	Foothill RD	LAFOUNTAIN KATHY L & OLESEN KAREN A
241	946-3573-1	Golden Eagle	ALAMEDA COUNTY FLOOD CONTROL
242	946-3572-117	Villa Loop	ALAMEDA COUNTY FLOOD CONTROL
243	946-4601-1-1	798 Vineyard Ter	SONG QINGYUN & QIAO HUA TR
244	950-14-79	W Ruby Hill Dr	RUBY HILL OWNERS ASSOCIATION
245	950-14-84-1	W Ruby Hill Dr	RUBY HILL OWNERS ASSOCIATION
246	950-14-63	Zenato Pl	RUBY HILL OWNERS ASSOCIATION

March 5, 2024
Library and Recreation

TITLE: APPROVE THE SUBMITTAL OF AN ENGLISH-AS-A-SECOND-LANGUAGE GRANT APPLICATION TO THE CALIFORNIA STATE LIBRARY FOR FY 2024/25 AND FY 2025/26 AND ADOPT A RESOLUTION ACCEPTING \$61,071 IN ENGLISH-AS-A-SECOND-LANGUAGE GRANT FUNDING FOR FY 2024/25

SUMMARY

English-as-a-Second-Language (ESL) services at the Pleasanton Library meet the needs of English language learners and supplement the library's Adult Literacy services, referred to collectively as Pleasanton Reads. Funding from California Library Literacy Services for the ESL program was made available for the two consecutive cycles of Fiscal Year (FY) 2024/25 and FY 2025/26. To meet the accelerated application deadline of December 15, 2023, staff submitted a grant application requesting \$61,071 for the two-year grant cycle and is requesting the City Council's approval of the grant application and approval of a resolution accepting funding for the first of the two-year cycle. This grant funding would supplement the City's funding in the amount of \$32,200 annually to support ESL services.

RECOMMENDATION

1. Approve the submittal of an English-as-a-Second-Language grant application to the California State Library for FY 2024/25 and FY 2025/26 (Attachment 1)
2. Adopt a resolution accepting \$61,071 in English-as-a-Second-Language grant funding for FY 2024/25 (Attachment 2)

BACKGROUND

In 2022, California Library Literacy Services (CLLS) awarded the City with a new supplemental grant to develop ESL services in the amount of \$61,071 which augmented existing grant funding for Adult Literacy services. In FY 2022/23, the two State grants for Adult Literacy services and ESL services served a combined total of 291 adult English-language learners and 126 volunteer tutors, up from 97 learners the previous fiscal year, a nearly 300 percent increase. The program offered learners a welcoming environment to practice language skills that improved their quality of life, helped them form friendships, connected them with community partner organizations, and allowed them to participate more fully in civic life.

The CLLS grant funding for ESL services provided significant service improvements to the Pleasanton Reads program. With additional funding for staffing hours, a program assistant conducted individual learner intake interviews to inform students of Pleasanton Reads services that aligned with their needs and language learning goals. Learners received information about relevant City, Library and Recreation, and community partner resources. Learners awaiting a tutor match had access to a grant-funded app featuring self-paced English language learning and live conversation classes. Finally, new curricula purchased with grant funds provided

instructional materials for tutors working with beginning-level learners.

DISCUSSION

The new ESL services grant will continue to expand Pleasanton Library's Literacy program to individuals who have not been served in prior grant cycles. There are currently 67 adult learners on the waitlist in Pleasanton.

CLLS grant funding for ESL services was made available for two consecutive fiscal years with an accelerated application period based on the following CLLS rationale for early application and disbursement: "We are disbursing these funds sooner than normal to formally encumber the remaining \$15 million in CLLS ESL funds...and to ensure that you are able to promptly commence spending at the start of each year to help programs stay on track. This is especially important because our CLLS ESL award funds have a hard spend-by date of June 30, 2026 (the official end of the 2025-2026 program period) as dictated by the state legislation that granted these funds." To meet this early application deadline of December 15, 2023, staff submitted a grant application last year requesting \$61,071 annually for a two-year grant program period.

Staff is now requesting that the City Council approve the submitted application for CLLS's two-year ESL grant funding period, and adopt a resolution accepting funding for the first year of the two-year funding period (FY 2024/25). This ESL grant funding would provide \$61,071 annually to supplement the City's funding of \$32,200, supporting ESL services in the community.

EQUITY AND SUSTAINABILITY

ESL grant funding helps Pleasanton Reads further equity and belonging in the community by providing a safe space for people from many different countries, backgrounds, and socioeconomic classes to connect, learn, and engage in the Pleasanton community. Feedback from adult learners highlights how Pleasanton Reads services helped them form connections and feel included in the community: an English learner from Lebanon shared, "Out there, we are foreigners; but in here [Pleasanton Library], we're a community;" and an English learner from Azerbaijan stated, "[Pleasanton] library feels like home. Home is where you feel safe, loved, and supported."

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

This action advances the ONE Pleasanton Strategic Plan goal of *Building a Community Where Everyone Belongs*, Strategy 1 – Apply strategies from the City diversity, equity, and inclusion (DEI) action plan to increase equitable access to City programs and services for the community, and Strategy 3 – Implement high-priority items from the Library and Recreation Strategic Plan to continue to deliver activities and programs that meet the needs and interests of the community.

FISCAL IMPACT

\$61,071 in grant funding has been awarded to pay for the ESL program for staff salaries, literacy materials, and operations. If the grant application and acceptance are approved by the City Council, the revenues and expenditures will be submitted as part of the Fiscal Year

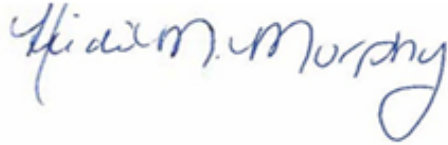
2024/25 Mid-Term budget development process and the subsequent two-year budget process for \$61,071 in grant revenue and matching expenditures would be budgeted in the Library Grants account #11652102-331234-25815, and \$32,000 in City funding for ESL services is budgeted in the Library Public Services account number #00152300.

Prepared by:



Lia Bushong, Assistant Director
of Library/Recreation

Submitted by:



Heidi Murphy, Director of Library and
Recreation

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Resolution – English as a Second Language Grant
2. Grant Application and Award Packet – English as a Second Language Services

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AUTHORIZING STAFF TO ACCEPT THE CALIFORNIA STATE LIBRARY GRANT FUNDS FOR ENGLISH AS A SECOND LANGUAGE SERVICES FOR FISCAL YEAR 2024/25

WHEREAS, the California State Library supports libraries with state funded and federally funded grants, statewide subscriptions to electronic resources, and statewide initiatives with partners offering further resources; and

WHEREAS, the Pleasanton Public Library's English-as-a-Second-Language Services Grant applications were selected for grant funding, which will be used to enhance services to the Pleasanton community.

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

SECTION 1. Authorizes the City Manager to accept the California State Library grants funding for English-as-a-Second-Language Services Grant in the amount of \$61,071, as referenced in Exhibit A and execute all necessary documents required by the grant programs.

SECTION 2. This Resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on March 5, 2024.

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 March 5, 2024, by the following vote:

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

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

PLEASANTON PUBLIC LIBRARY**Section 1: Applicant Information**[CLLS 2024-2026 Continuing Application Form Instructions](#)[CHAPTER 4.6 CALIFORNIA LIBRARY LITERACY AND ENGLISH ACQUISITION SERVICE PROGRAM](#)[CLLS Mission & Values](#)**1.1 Library Information**** denotes a required field*

a. Full legal name of library jurisdiction*	Pleasanton Public Library
b. Street*	400 Old Bernal Avenue
c. City*	Pleasanton
d. Zip*	94566

1.2 Literacy Program Coordinator's Contact Information

a. Name*	Julie Eseltine
b. E-Mail*	jeseltine@cityofpleasantonca.gov
c. Phone	(925) 931-3400 x4428
d. New coordinator since January 2023?	No
e. Check here if your program has an additional contact person working with the program	Yes
f. Name*	Lori Carducci
g. E-Mail*	lcarducci@cityofpleasantonca.gov
h. Phone	(925) 931-3405

1.3 Library Director's Contact Information

If the library contracts with another agency to provide library literacy services, please be sure to enter the library director's information here, not the director of the contracted agency.

a. Library Director's Name*	Heidi Murphy
b. Library Director's Email*	hmurphy@cityofpleasantonca.gov
c. Library Director's Phone*	(925) 931-3406
d. New director since January 2023?	No

e. For Library Directors: Have you read and do you agree to the program essentials?*	Yes
--	-----

1.4 Authorized Representative Information

This is the person/people authorized to sign financial documents, certification forms and report forms on behalf of the library. For example: The person who would sign the claim form to claim your CLLS award funds.

a. Authorized Representative's Name	Gerry Beaudin
b. Authorized Representative's Email	gbeaudin@cityofpleasantonca.gov
c. Is this individual the correct signatory on any claim forms?	Yes
c.i Authorized Representative's (Signatory on Claims) Name	
c.ii Authorized Representative's (Signatory on Claims) Email	
d. Is this individual the correct signatory on any certifications?	Yes
d.i Authorized Representative's (Signatory on Certifications) Name	
d.ii Authorized Representative's (Signatory on Certifications) Email	
e. Is this individual the correct signatory on any reports?	Yes
e.i Authorized Representative's (Signatory on Reports) Name	
e.ii Authorized Representative's (Signatory on Reports) Email	

Section 2: Program Information

Section 2.1 Basic or institutional information

a. Program Name	Pleasanton Reads: Adult Literacy and ESL Services
b. What year did the program start?	2006-2007
c. Year left/returned to program	
d. How will this program be provided?	In-house by the library
d.i. Please add contact information	
e. Number of main and branch libraries where library literacy services will be provided	1
f. Number of community locations where library literacy services will be provided	1
g. Total number of locations ¹	2
h. Number of main and branch libraries within the library jurisdiction	1

i. Percentage of total library outlets where literacy services will be provided	100%
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2.2 Participation in Regional Networks	
a. Regional network name	Bay Area Literacy (BALit)

Section 3. Financial Report: English as a Second Language Services

Please complete the following budget for both your CLLS award and local match for your English as a Second Language Services. Please also include a detailed narrative of projected expenditures, including staffing FTE, in the "Narrative" column for both your projected CLLS award expenditures and projected local match expenditures for each program.

3.1a 2024-2025 ESL Program Budget						
	ESL - CLLS	ESL - Local	Total CLLS Funds	Total Local Funds	Grand Totals	Narrative of expenses (required)
Salaries, wages, and benefits	² \$44,700	³ \$6,438	\$44,700	\$6,438	\$51,138	⁴ ESL portion of FTE for one Supervising Librarian (Jeff Gibson) .05, two Librarians (Julie Eseltine, Lori Carducci) .25 each, and one Program Assistant (Traci Menendez).11.
Consulting Fees						
Travel	⁵ \$3,110	⁶ \$369	\$3,110	\$369	\$3,479	Estimated costs for 2 literacy coordinators to attend CLA conference, Pasadena, CA.
Supplies and Materials	⁷ \$6,000	⁸ \$2,000	\$6,000	\$2,000	\$8,000	⁹ Print materials.
Equipment						
Services	¹⁰ \$7,261		\$7,261		\$7,261	¹¹ ZoomPro subscription reimbursements for tutors providing virtual instruction; in-service training fee; Spotify outreach; Engen app; News for You online.
Subtotal	\$61,071	\$8,807	\$61,071	\$8,807	\$69,878	
Indirect						
Total	\$61,071	¹² \$8,807	\$61,071	¹³ \$8,807	\$69,878	¹⁴ Program assistant hours paid from grant rather than local funds.

3.1.b 2025-2026 ESL Program Budget						
	ESL - CLLS	ESL - Local	Total CLLS	Total Local	Grand Totals	Narative of expenses (required)

			Funds	Funds		
Salaries, wages, and benefits	¹⁵ \$47,438	¹⁶ \$6,631	\$47,438	\$6,631	\$54,069	¹⁷ ESL portion of FTE for one Supervising Librarian (Jeff Gibson) .05, two Librarians (Julie Eseltine, Lori Carducci) .25 each, and one Program Assistant (Traci Menendez).11.
Consulting Fees						
Travel						
Supplies and Materials	¹⁸ \$6,180	¹⁹ \$2,060	\$6,180	\$2,060	\$8,240	²⁰ Print materials.
Equipment						
Services	²¹ \$7,453		\$7,453		\$7,453	²² ZoomPro subscription reimbursements for tutors providing virtual instruction; in-service training fee; Spotify outreach; Engen app; News for You online.
Subtotal	\$61,071	\$8,691	\$61,071	\$8,691	\$69,762	
Indirect Costs						
Total	\$61,071	\$8,691	\$61,071	\$8,691	\$69,762	

3.2 Does your library have ESL funds that need to be spent?

3.2.a. Does your library have 2021-2022 ESL funds that currently need to be spent?	No
3.2.a.i. If "yes" in 3.2.a., how much remaining 2021-2022 ESL funds need to be spent?	
3.2.b. Does your library have 2022-2023 ESL funds that currently need to be spent?	No
3.2.b.i. If "yes" in 3.2.b., how much remaining 2022-2023 ESL funds need to be spent?	
3.2.c. If you answered "yes" to 3.2.a. or 3.2.b., do you have an approved spending plan on file?	

Section 4. Description of Programs and Activities

4.1 English as a Second Language Services

This section is ONLY for programs that received Round 1, 2, 2.5 or 3 CLLS ESL funding.

a. English as a Second Language Services	Yes
b. English as a Second Language Service Continuing	Continuing

c. Please describe your planned programming that explains what you will do, how you will do it, for whom you will do it, and the anticipated benefits. (Max. 150 words.)

We will continue to focus on the following areas to serve ESL learners: . Provide one-on-one and small group services for low level ESL learners through additional volunteer tutor training and in-service training with ESL emphasis; . Recruit additional bilingual volunteers to support low level ESL learners via community partnerships and outreach (VolunteerMatch, Spotify, radio, print, and social media); . Continue to offer a staff-managed digital English language learning resource (EnGen app) to 12 waitlisted learners, increasing capacity to suit learner interest . Further develop Adult Beginning English (ABE) print collection to provide new materials; . Continue support for satellite location at Stoneridge Creek Retirement Community (SRC). SRC services are for employee ESL learners at this senior living community - many are beginning learners; . Offer one-on-one and small group services for high level or conversation-focused ESL learners via a current events conversation group and ESL book clubs.

d. Please describe your outreach plans for recruiting learners and tutors to your program. (Max. 150 words.)

We will continue to establish and build relationships with our local school district parent liaisons to attract both learners and bi- or multilingual volunteers. We will also continue to work with our regional network to facilitate referrals and communicate with learners about language learning resources. Depending on the outcome of some outreach strategies launched during FY 2022-2023, we may expand our efforts to attract volunteers via Spotify messaging. The library anticipates the arrival of a mobile vehicle for community outreach in April 2024. We hope there will be opportunities to reach learner populations via the mobile vehicle.

e. Please describe how your program will engage learners in program planning and how you will discover learners' aspirations. (Max. 150 words.)

ESL grant funding supplies a program assistant who spends considerable time interacting with learners in person, by text, email, or phone. These communications continue to be some of

	<i>the most fruitful ways we discover learner aspirations and improve learner engagement. Our PA conducts intake interviews with each student, providing these learners with the same high-quality experience offered to adult literacy students. This enhances matching and benefits learners, tutors, and staff: learners are warmly welcomed, provided with information about library and community services, and better understand the resources available; volunteers receive insightful introductions to learners including their goals and details of their personal stories; and literacy staff gain valuable learner input which is used to track trends and inform program planning and operations. Relationships among learners, volunteers, and literacy staff progress from transactional to relational, contributing to a sense of community and belonging for all.</i>
f. Anticipated number of English as a Second Language learners to be served this year.	70

¹, g. Locations include the library and satellite location at Stoneridge Creek Retirement Community. Resident-volunteers are trained by library staff to provide one-on-one tutoring for employees, many of whom are beginner ESL learners. Pleasanton Reads staff provide print and digital resources and ongoing support and in-service training for tutors. (0-2023-12-15)

², See narrative. (0-2023-12-15)

³, See narrative. (0-2023-12-15)

⁴, See narrative. (0-2023-12-15)

⁵, See narrative. (0-2023-12-14)

⁶, See narrative. (0-2023-12-19)

⁷, See narrative. (0-2023-12-14)

- ⁸, See narrative. (0-2023-12-14)
- ⁹, See narrative. (0-2023-12-14)
- ¹⁰, See narrative. (0-2023-12-15)
- ¹¹, See narrative. (0-2023-12-15)
- ¹², See narrative. (0-2023-12-15)
- ¹³, See narrative. (0-2023-12-15)
- ¹⁴, See narrative. (0-2023-12-15)
- ¹⁵, See narrative. (0-2023-12-15)
- ¹⁶, See narrative. (0-2023-12-15)
- ¹⁷, See narrative. (0-2023-12-15)
- ¹⁸, See narrative. (0-2023-12-15)
- ¹⁹, See narrative. (0-2023-12-15)
- ²⁰, See narrative. (0-2023-12-15)
- ²¹, See narrative. (0-2023-12-15)
- ²², See narrative. (0-2023-12-15)

CITY COUNCIL AGENDA REPORT

March 5, 2024
Public Works - Engineering Division

**TITLE: ACCEPT PUBLIC IMPROVEMENTS PERFORMED BY SPECTRA COMPANY
FOR THE ALVISO ADOBE SOUTH WALL REPAIRS PROJECT, CIP NO. 18725**

SUMMARY

This project repaired exterior plaster on the Alviso Adobe building's south wall which failed in 2020, exposing the original adobe structure. To prevent further damage, all exterior plaster was removed, a significant number of underlying adobe bricks were replaced, the upper portion of the wall was anchored to the existing structural components, and the wall was then prepped and replastered. As a registered historic building, the work was required to be done by a contractor experienced with adobe bricks. In addition, the contractor's work needed to be observed by a conservator. Spectra Company performed the required repairs to the adobe building with Page & Turnbull serving as the conservator observing the work as it was performed. Construction of the project is complete to the satisfaction of the Acting Director of Public Works, and staff recommends the City Council accept the project as complete.

RECOMMENDATION

1. Accept the project as complete and authorize the City Clerk to file a Notice of Completion.
2. Authorize the release of the retention in the amount of \$10,226 to Spectra Company 30 days after the recordation of the Notice of Completion.

BACKGROUND

The Alviso Adobe building, located within the Alviso Adobe Community Park, is a registered California historical landmark (No. 510) and a unique historical asset to the Tri-Valley region. The park and its buildings serve as both a historical and environmental resource, offering interpretive and interactive programs to Pleasanton residents and visitors. The Alviso Adobe's building was restored in 2009, including the installation of a new plaster coating to protect the exterior walls and preserve the original adobe bricks.

During the heavy winter rainstorms of 2020, the south-facing wall of the Alviso Adobe building lost approximately 350 square feet of exterior plaster. City staff installed a tarp to cover the exposed adobe brick wall where plaster continued to fail. Interior walls also experienced water intrusion damage because of failing exterior plaster which the tarps were not able to prevent.

To address the issue, the City entered into a professional services agreement with the historical architectural firm Page & Turnbull (P&T) to investigate the failure and advise on proper repairs. P&T completed its work in August 2022. P&T found the plaster coating installed as part of the 2009 restoration was greater than 1.25-inches thick in many areas, which had been specified to be 0.5-inches thick. It determined that the additional plaster thickness was

due to the underlying adobe brick not being properly repaired and prepped to create a smooth surface over which a uniform 0.5 inches of plaster could be installed. P&T determined that the extra weight of the thick plaster, combined with poor adhesion of the plaster to the uneven underlying adobe brick, caused the failure. P&T recommended removing the remaining plaster coating on the south wall and repairing/replacing adobe brick to create a foundation that would allow a uniform 0.5-inch coat of new plaster to be installed. P&T also recommended work be accomplished as soon as possible to avoid additional damage to the structure.

Additionally, P&T indicated only four contractors located in California were qualified to perform adobe brick repairs. The City contacted each of these contractors to determine interest and availability to perform the repair work. Two contractors indicated interest, with Spectra Company being the only contractor that indicated it had availability to begin the work immediately.

Given the Alviso Adobe's historic designation, a conservator was required to observe and document the repair work. Page & Turnbull was qualified in this capacity and served as the conservator.

On October 6, 2022, the City Manager authorized a construction contract to Spectra Company in the not-to-exceed amount of \$193,111, a professional services agreement with P&T for \$18,750, and a project contingency of \$34,000.

DISCUSSION

This project included the repair of the south wall of the Alviso Adobe building by:

1. Removing the remaining delaminating plaster surface
2. Fabricating new non-stabilized adobe bricks matching historic components
3. Replacing damaged adobe bricks with new adobe bricks and replumbing the wall
4. Cleaning the exposed surface of contaminants
5. Installing additional animal screening
6. Anchoring of the top portion of the wall to existing structural components
7. Scoring the face of new adobe bricks and re-scoring existing bricks to promote adhesion of adobe slurry surfacing
8. Installing lime and putty base and brown coats and a lime plaster finish coat
9. Re-grading the landscaping area in front of the wall to promote better drainage.

Difficulties in obtaining the non-stabilized bricks caused significant delays. Non-stabilized bricks are not used in current adobe construction and are required to be ordered on a project-by-project basis from specialty suppliers. The first fabricator was unable to provide bricks due to weather events which ruined ordered lots on two occasions; eventually, a second supplier was identified and bricks were obtained.

Consulting Services

A conservator was needed to observe and document the work due to the building's historic designation. Page & Turnbull was retained to serve as conservator under an amendment to its professional services agreement for the not-to-exceed amount of \$18,750. P&T is continuing work on a conservator Historic Structure Report (\$6,286 within the scope and budget of the CIP) to develop a maintenance program for the building.

Change Orders

Change Order No. 1, the only contract change order issued for the project, for \$11,417 was to anchor the upper portion of the south wall to existing structural components as it was determined that the upper, exterior face of the wall was not sufficiently attached to the remaining structure. Anchoring was required to mitigate potential vibration, which could cause cracking in the new plaster. Additional wire screening was added along the bottom of the south wall to prevent damage from burrowing animals as damages believed to be from burrowing animals were identified along most of the structure. As the adobe repairs exposed the bottom of the wall, a wire mesh was installed prior to the placement of the plaster coating.

Additional Repair Work Required

Page & Turnbull's assessment of the Alviso Adobe building also revealed the need for additional repairs beyond the south wall adobe and plaster covered by Spectra Company's contract. P&T also found damage to the building that appears to be caused by burrowing animals along the majority of exterior walls; plaster cracking on both exterior and interior walls in various locations; and site drainage issues that, if not corrected, have the potential of causing significant damage. The Alviso Adobe building was also damaged in September 2022 when a large tree limb fell on the rear portion of the building (the tree limb has since been removed), requiring further evaluation by an architect who has experience working on a historic building and to be followed by the preparation of construction drawings for a competitive bid of determined repairs. P&T is working on an updated conservator report with recommended building maintenance. Staff recommends utilizing the remainder of the funds in CIP No. 18725 to complete the required work.

EQUITY AND SUSTAINABILITY

Staff followed the City Procurement Policy for purchasing procedures as these types of projects are routine matters of City business.

OUTREACH

Surrounding neighbors were informed by mail prior to the start of construction. Construction was coordinated among City departments and undertaken within fenced areas to minimize inconveniences to visitors and summer camp groups.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic plan goals of *Investing in Our Environment*, Strategy 1 – Implement the Four Year Capital Improvement Program (CIP) to complete design and construction of budgeted capital projects and *Building a Community Where Everyone Belongs*, Strategy 8 – Advance strategies for preserving historic resources and the historic character of the city.

FISCAL IMPACT

Funding for this project totaled \$1,000,000 from the Adobe Strategic Plan Implementation, CIP No. 18725. Total expended and anticipated expenditures are \$245,181, including Spectra Construction and P&T Construction Support and Historic Structure Report services, leaving a balance of \$754,819. Staff recommends this remaining balance be kept in CIP No. 18725 as additional repair work has been identified.

All work and project close-out documentation has been completed to the satisfaction of the Acting Director of Public Works. Staff recommends the City Council accept this project as complete.

Prepared by:



Adam Nelkie, Acting
Director, Public Works

Submitted by:



Adam Nelkie, Acting Director, Public
Works

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Financial Expenditure Summary

ADOBE STRATEGIC PLAN IMPLEMENTATION
CIP NO. 18725
03/05/24

<u>Project Funding to Date</u>	<u>Amount</u>	<u>Totals</u>
2018-2019 CIP Allocation (Fund 222 - Park Development Impact Fee)	\$350,000	
2020-2021 CIP Allocation (Fund 203 - Public Facilities Impact Fee)	650,000	
TOTAL PROJECT FUNDING TO DATE		\$1,000,000
<u>Project Expenditures to Date</u>		
Spectra Company - Contract	\$193,111	
Spectra Company - Change Order No. 1	11,417	
Historical Architecture Construction Services (Page & Turnbull)	18,750	
Historical Architecture Historic Report (Page & Turnbull)	6,286	
PROJECT EXPENDITURES	\$229,564	
<u>Anticipated Project Expenditures</u>		
Historical Architecture Construction Services (Page & Turnbull - Encumbrance)	\$15,617	
TOTAL PROJECT EXPENDITURES		\$245,181
<u>Funding Balance/ (Shortfall)</u>		
Current Balance - remain in CIP No, 18725 for additional repair work		\$754,819

CITY COUNCIL AGENDA REPORT

March 5, 2024
Public Works - Engineering Division

TITLE: ACCEPT PUBLIC IMPROVEMENTS PERFORMED BY MAR CON BUILDERS, INC. FOR THE LIVERMORE-PLEASANTON FIRE DEPARTMENT FIRE STATION NO. 3 PROJECT, CIP NO. 17423

SUMMARY

The Fire Station No. 3 project constructed a new, approximately 8,800-square-foot two-story, two apparatus bay fire station on the site at 3200 Santa Rita Road. The existing building was constructed in 1969 and could not support the needs of the modern fire department. In addition to the building, the project included all site work and landscaping at the fire station. The project also included setting up a temporary facility on the vacant property located at the southeast corner of Stoneridge and Rheem Drives that was used as a temporary fire station during the demolition and construction of Fire Station No. 3. Jeff Katz Architecture (JKA) designed the project and provided construction management and inspection services. The City Council awarded the construction contract to Mar Con Builders, Inc. for \$6,988,000 on August 4, 2020. Construction of the project is complete to the satisfaction of the Acting Director of Public Works, and staff recommends the City Council accept the project as complete.

RECOMMENDATION

1. Accept the project as complete and authorize the City Clerk to file a Notice of Completion.
2. Authorize the release of the remaining retention in the amount of \$195,343 to Mar Con Builders, Inc. 30 days after the recordation of the Notice of Completion.
3. Authorize the return of the project's balance after completion of remaining fencing and storage room conversion back to the Miscellaneous CIP - General Fund (Fund 201).

BACKGROUND

Located at the intersection of West Las Positas Boulevard and Santa Rita Road, Fire Station No. 3 was built in 1969 and has been in service since then. In 2016, a study was performed to determine if the building could be renovated or remodeled to continue to meet the needs of the Livermore Pleasanton Fire Department or if the building has reached the end of its useful life and required replacement. The study assessed the physical condition of the building, as well as the demands on the building by the fire department both today and into the foreseeable future. The study determined the fire station building was beyond renovation and should be replaced.

On July 18, 2017, the City Council awarded a design agreement with Jeff Katz Architecture in the amount of \$468,000 for the design of the new Fire Station No. 3. On May 7, 2019, the City Council approved contract amendments to the agreement with Jeff Katz Architecture, extending the design contract term and adding \$3,500 for design services. On January 21,

2020, the City Council approved a second amendment to the agreement with Jeff Katz Architecture to prepare construction documents for a temporary fire station to be located on the southeast corner of Stoneridge and Rheem Drives. On February 10, 2020, the City entered into a rental agreement with Pacific Mobile Structures to lease a modular building to be used as the temporary fire station during construction. On August 19, 2020, the City entered into a lease agreement with the Roman Catholic Bishop of Oakland for a portion of the vacant lot at 4005 Stoneridge Drive for the temporary fire station.

On August 4, 2020, the City Council awarded the construction contract to the lowest responsible bidder, Mar Con Builders, Inc., in the amount of \$6,988,000 and authorized the then Director of Engineering to approve change orders up to the project contingency amount of \$1,048,200 (approximately 15 percent of the contract). In addition, the third amendment to the agreement with Jeff Katz was approved for \$187,000 to provide construction support services.

DISCUSSION

Fire Station No. 3 project constructed a new, approximately 8,800-square-foot two-story, two apparatus bay fire station on the site at 3200 Santa Rita Road. In addition to the building, the project included all site work and landscaping at the fire station. The construction started in January 2021 with the temporary facilities at 4005 Stoneridge Drive. Significant delays occurred during the construction due to various supply chain and contractor management changes. The LPFD returned to the station in March 2022 following substantial completion of the station. The Certificate of Occupancy was issued on October 17, 2023, following the completion of the punch list held up by supply chain issues for parts for the security system.

The project had a total of 11 contract changes issued for \$825,725. Contract Change Orders 1 through 3, totaling \$159,788, were for site improvements at the temporary fire station and costs associated with getting power from PG&E to the temporary station. Change Orders 4 through 11, totaling \$665,937, were for various minor changes throughout the building to address site conditions, modifications required by equipment suppliers, changes requested by PG&E, and the station alerting system.

A total of \$47,775 was spent on the lease of the property from the Roman Catholic Bishop of Oakland, and an additional \$111,068 was spent on the rental of the temporary station trailer from Pacific Mobile Structures. The total cost for the temporary facilities, including the associated change order work, is \$318,631.

A total of \$101,126 was expended on miscellaneous items for relocating staff, temporary internet, and site furnishings, including chairs, workout equipment, monitors, window coverings, bedding and kitchen equipment. An additional \$43,982 was expended on station alerting system programming completed by Lloyd F. McKinney Associates, Inc. for a total of \$145,108 in miscellaneous items.

Following the facility's occupancy, LPFD requested one of the storage rooms be converted into a bunk room to add additional staffing space, requiring HVAC and fire system changes. Additionally, transient persons were hiding on the station's grounds multiple times, raising security concerns such that it is recommended that perimeter fencing be replaced and an electric gate be installed. Public parking will remain open to the main drive.

All the work and project close-out documentation has been completed to the satisfaction of the

Acting Director of Public Works. Staff recommends the City Council accept the project as complete.

EQUITY AND SUSTAINABILITY

The improvements to the station provide for a gender-neutral occupancy of the station. The fire station was updated to current Americans with Disabilities Act (ADA) standards, including elevator access to the second floor. The building was built utilizing HVAC equipment and materials meeting LEED requirements.

OUTREACH

The Planning Commission approved the station design at a publicly noticed meeting. Residents and surrounding neighbors were informed by mail during the design review process and prior to the start of construction.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide ONE Pleasanton strategic plan goal of *Investing in Our Environment*, Strategy 1 – Implement the four-year Capital Improvement Program (CIP) to complete design and construction of budgeted capital projects and *Safeguarding Our City*, Strategy 6 – Implement high priority items from the 2022-2026 Livermore Pleasanton Fire Department Strategic Plan.

FISCAL IMPACT

Total available funding for this project was \$10,005,147, as outlined in Attachment 1. The expenditures total \$9,039,898, leaving a balance of \$965,249. Staff anticipates an additional \$150,000 will be expended for fence/gate installation and storage room conversion, reducing the anticipated remaining balance to \$815,249, although this amount will vary slightly based on actual costs. After completion of the work, the final remaining balance will be returned to the fund balance, Miscellaneous CIP - General Fund (Fund 201). The retention was reduced by 50 percent to 2.5 percent of the contract value following the substantial completion when the City took occupancy of the building.

Prepared by:



Adam Nelkie, Acting
Director, Public Works

Submitted by:



Adam Nelkie, Acting Director, Public
Works

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Funding & Expenditure Summary

LIVERMORE PLEASANTON FIRE STATION NO. 3
CIP NO. 17423
02/20/24

<u>Project Funding to Date</u>	<u>Amount</u>	<u>Totals</u>
2017-18 CIP Allocation - Fund 203 (Public Facilities Impact Fees)	\$2,241,421	
2019-20 CIP Allocation - Fund 203 (Public Facilities Impact Fees)	2,647,073	
2018-19 CIP Allocation - Fund 201 (Miscellaneous CIP - General Fund)	1,970,147	
2020-21 CIP Allocation - Fund 201 (Miscellaneous CIP - General Fund)	1,352,927	
2017-18 CIP Allocation - Fund 204 (Miscellaneous Developer Contributions)	1,793,579	
TOTAL PROJECT FUNDING		\$10,005,147

<u>Project Expenditures to Date</u>	
Advertising	\$333
Plan Printing - Studio Blue	2,227
Jeff Katz Architectural Corp. - Design Architect	761,621
Pacific Mobile Structures - Temporary Modular	111,068
Traverso Tree Service - Tree Assessment	1,200
PG&E - Design	39,116
Mar Con Builders, Inc. - Construction Contract	6,987,970
Mar Con Builders, Inc. - Change Order No. 1-11	825,733
Roman Catholic Bishop of Oakland	47,775
BSK Associates	56,610
Geocon	41,777
Plan Reviews	19,361
Miscellaneous Expenses	145,108
PROJECT EXPENDITURES	\$9,039,898

<u>Anticipated Project Expenditures</u>	
Fence/gate installation and storage room conversion	\$150,000
TOTAL PROJECT EXPENDITURES TO DATE	\$9,189,898

<u>Funding Balance/ (Shortfall)</u>	
Current Balance - Return to Miscellaneous CIP - General Fund (Fund 201)	\$815,249

*Funds will be returned after completion of remaining fencing & storage room conversion

CITY COUNCIL AGENDA REPORT

March 5, 2024
Public Works - Operations Division

TITLE: APPROVE THE THIRD AMENDMENT TO THE AS-NEEDED MAINTENANCE AND TRADE SERVICES AGREEMENT FOR SHAPE, INC. FOR UTILITIES SEWER AND STORM MAINTENANCE AND PUMP REPAIRS BY INCREASING THE TOTAL AMOUNT \$100,000 AND EXTENDING THE TERM THROUGH FISCAL YEAR 2024/2025 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$425,000 OVER A FIVE-YEAR TERM

SUMMARY

The Public Works Department requires specialized as-needed pump repair and maintenance services for various City sewer pump stations. The pump stations are equipped with Flygt brand submersible pumps. Shape Incorporated (Shape) is the local representative for Flygt Pumps, and can provide the needed specialized services. Shape has been providing pump services to the City for more than 20 years and has consistently given the City excellent service. The original annual amount for FY 2023/24 was \$65,000, of which \$23,000 has already been expended. Routine inspections showed that eight sewer pumps need to be rebuilt due to worn impellers and wear rings and having oil in the stator housing. Based on this, staff is recommending an amendment to the agreement with Shape to increase the original annual amount by \$90,000 for a yearly total of \$155,000 for FY 2023/24. The City entered into an agreement with Shape in October 2020, and the prices of labor and materials are higher due to inflation. Along with increasing the original annual amount of \$65,000 by an additional \$10,000 for a new annual total of \$75,000 for FY 2024/25, staff recommends extending the agreement to June 30, 2025, for a total not-to-exceed agreement amount of \$425,000 over a five-year period.

RECOMMENDATION

Approve the third amendment to the as-needed maintenance and trade services agreement for Shape, Inc. for utilities sewer and storm maintenance and pump repairs by increasing the total amount by \$100,000 and extending the term to June 30, 2025, through Fiscal Year 2024/2025 for a total not-to-exceed amount of \$425,000 over a five-year term

BACKGROUND

The City's Public Works Department maintains 11 sewer lift stations and 6 storm drain stations, 8 of which are equipped with Flygt brand submersible pumps. Shape, Inc. is the local representative for Flygt pumps, providing a range of services to pump owners, including parts, technical support, repair (both onsite and in-shop), and on-site removal and replacement. Shape also ensures that any repairs or replacement of current pumps meet Flygt's factory standards and are covered fully under the Flygt warranty. The City has been using Shape for more than 20 years to perform the above-mentioned services.

The City uses Flygt pumps because of their proven reliability and durability in sewer wet wells. Sewage contains chemicals, solids, abrasives, rags, and many other items that get put down

the drain. Submersible sewer pumps operating in these conditions require frequent inspection, repair, and general maintenance. Staff schedules four to six lift stations, which include multiple pumps at each station, for inspection and maintenance every year. The inspections usually result in some repair work, such as impeller or seal replacements. In some cases, pumps may need to be replaced due to worn parts or significant breakage.

In September 2020, Council approved an agreement with Shape, Inc. for two years with the option for two additional one-year extensions. The first amendment extended the term to September 28, 2023, and the second amendment extended the term to September 28, 2024.

DISCUSSION

Utilizing as-needed service agreements allows staff to authorize and have work completed promptly as compared to formally bidding on each small project. Staff will contact the appropriate contractor(s) to procure the scope of services and request a quote when using the as-needed service contractors. Based on contractor availability and pricing for the task, staff will then authorize the selected contractor to proceed with the work, and the costs will be applied against the not-to-exceed limit of the agreement.

Routine inspections showed that eight sewer pumps need to be rebuilt due to worn impellers and wear rings and having oil in the stator housing, which is typical from the operation of the pumps. Of the annual \$65,000 budgeted amount, \$23,000 has been expended year-to-date, leaving a remaining balance of \$42,000. The estimate for the eight sewer pump repairs is \$107,200. Based on this, staff is proposing to amend the agreement with Shape by increasing the original annual amount by \$90,000 for an annual total of \$155,000 for FY 2023/24 for these repairs. Staff is also recommending extending the agreement to June 30, 2025, and increasing the original \$65,000 annual amount by \$10,000 for a total of \$75,000 for FY 2024/25 for a total not-to-exceed agreement amount of \$425,000 over a five-year period. The proposed increase for FY 2024/25 is to cover price increases for materials and labor rates from the original annual amount of \$65,000 for the past four years.

EQUITY AND SUSTAINABILITY

As a full-service municipality, the City provides a wide range of services and programs to meet the needs of all members of the community. Occasionally, additional resources are necessary to sustain vital City services and programs and cost-efficiently and effectively support community infrastructure in future years.

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide ONE Pleasanton strategic plan goal of *Investing in Our Environment*, Strategy 8 – Update the Sewer System Master Plan to reflect current and future operations and identify system improvements and necessary maintenance.

FISCAL IMPACT

The contracted services are funded within the Enterprise Fund for Repair and Replacement associated with the Sewer Fund (434) 43442201-440105, which is budgeted at \$1,250,000 per year. In the Storm Drain Replacement and Renovation Fund, there is an annual capital budget

of \$125,000 for Annual Storm Repair Project (441) 44141801-440108-24415.

Prepared by:



Tamara Baptista, Assistant Dir. of Public
Works - Operations & Maintenance

Submitted by:



Adam Nelkie, Acting Director,
Public Works

Approved by:



Gerry Beaudin,
City Manager

Attachments:

1. Third Amendment to Agreement
2. Shape Service Rates

THIRD AMENDMENT TO AGREEMENT

This Third Amendment to Agreement ("Third Amendment") is entered into this ____ day of March 2024, by the **City of Pleasanton ("City")** and **Shape Incorporated ("Contractor")**.

Whereas, on September 28, 2020, the City and Contractor entered into an As-Needed Maintenance and Trade Services Agreement to provide Sewer and Storm pump repair and replacement services, as amended by a First Amendment dated October 2021, 2022, to extend the term, and a Second Amendment dated September 14, 2023, to extend the term (collectively the "Agreement"); and

Whereas, the parties desire to amend the Agreement to extend the term through June 30, 2025, and increase the annual not to exceed amount.

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

1. Section 1 of the Agreement ("Term") is amended to provide that the Agreement shall expire on June 30, 2025.
2. Section 3 of the Agreement ("Compensation") the annual not to exceed amount for Fiscal Year 2023/24 shall be \$155,000 and the annual not to exceed amount for Fiscal Year 2024/25 shall be \$75,000, Exhibit A will be updated to reflect an increase in service rates.
3. This Third Amendment may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.
4. All other terms and conditions of the Agreement shall remain in full force and effect.

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

CITY OF PLEASANTON

CONTRACTOR – SHAPE INC.

Gerry Beaudin, City Manager

By: _____

Signature

Print name

ATTEST:

Title: _____

Third Amendment

Page 1

Jocelyn Kwong, City Clerk

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

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

By: _____
Signature

Print name

Title: _____



PLEASANTON

5115-A Johnson Drive
Pleasanton, CA 94588
Phone (925) 485-9720
Fax (925) 201-11007

STOCKTON

119 Val Dervin Parkway # 2
Stockton, CA 95206
Phone (209) 234-5909
Fax (209) 234-5913

SERVICE RATES

Shop Rates

Labor Rates/Shop Rates \$125.00 per hour

Field Work/Travel Time

**Service Boom Truck \$175.00 per hour (one tech)
 \$235.00 per hour (two techs)
 \$1,200.00 minimum for removal or install**

Service Call Pickup Truck \$135.00 per hour

**Pickup Truck - Pickup or Delivery \$150.00 each way
(does not include pulling or installation)**

- 1. Above rates apply to travel and stand-by time.**
- 2. No additional mileage. Mileage included in above.**

CITY COUNCIL AGENDA REPORT

March 5, 2024
Public Works - Engineering Division

**TITLE: REVIEW THE BANDSTAND OPTIONS FOR LIONS WAYSIDE PARK AND
PROVIDE DIRECTION TO PROCEED WITH THE STAFF RECOMMENDATION OF
OPTION 1**

SUMMARY

On October 17, 2023, the City Council reviewed two bandstand options for Lions Wayside Park, noting a preference for the more traditional aesthetics of bandstand Option B, and directed staff to proceed with Option B. Following the City Council meeting, a resident and summer concert series performer requested that the City consider modifications to the bandstand to enhance performances for both musicians and audiences. Based on that input, staff conducted further research to find bandstand options that balance form and function and are consistent in design aesthetic and cost with the preferred Option B and identified three additional options.

Staff recommends Option 1 (see Attachment 1) because it meets all the performance recommendations and still has the preferred traditional bandstand aesthetic. Bandstand materials, colors, and details can be adjusted to complement the Firehouse Arts Center. The additional two options presented meet the preferred aesthetics but have issues similar to what the City is trying to resolve.

RECOMMENDATION

Review the bandstand options for Lions Wayside Park and provide direction to proceed with the staff recommendation of Option 1.

BACKGROUND

Staff presented the bandstand options to the Parks and Recreation Commission on September 14, 2023. The Commission was equally split between Options A and B.

On October 17, 2023, the City Council considered two conceptual plans and bandstand alternatives (Option A and Option B – see images below) for the proposed Lions Wayside and Delucchi Parks improvements. The City Council preferred the more traditional aesthetics of bandstand Option B and directed staff to proceed with Option B.



Option A



Option B

Following the City Council meeting, a resident and summer concert series performer requested that the City consider modifications to the bandstand to enhance performances for both musicians and audiences.

DISCUSSION

Staff and the City's consultant, Callander Associates, met with the resident in December 2023 to discuss ideas about increasing the functionality of the stage and bandstand design without significantly impacting costs.

The Option B bandstand design already addresses some of the concerns the resident raised, including:

- large enough to accommodate the Pleasanton Community Band;
- ease of access for bands/performers to transport equipment;
- provides a raised stage;
- provides a backdrop, or the ability to install a backdrop, during performances; and
- provides stage lighting and electrical capabilities.

However, the octagonal layout of bandstand Option B raises functionality concerns with the bandstand from a performer's perspective. The shape of the roof with the high point in the center is not ideal for projecting sound toward the audience and the posts could partially block views. To address these concerns, the roof structure could be angled towards the audience with a bandstand structure that has a more open front.

It is possible to address the acoustic and viewing concerns while still achieving the aesthetic goals articulated by the City Council – specifically, the desire for a more traditional-looking bandstand. Attachment 1 includes three bandstand options that balance form and function and are consistent in design aesthetic and cost with the preferred Option B bandstand.

If the City Council is open to refining the design, staff recommends Option 1 (described below) because it meets the performance recommendations and has a traditional look consistent with the houses on First Street. Bandstand materials, colors, and details can be adjusted to complement the Firehouse Arts Center. The additional two options presented have issues similar to what the city is trying to resolve.

Key elements of the three new bandstand options are described below.

Bandstand Option 1 (**Staff recommendation**)

- directs sound toward the audience
- open front so posts will not block performances
- half hexagon (the preferred option was a hexagon)
- traditional aesthetic

Bandstand Option 2

- does not direct the sound toward the audience
- open front so posts will not block performances
- similar in design to the preferred option
- traditional aesthetic

Bandstand Option 3

- does not direct the sound toward the audience
- does not have an open front, so posts will block performances
- variation of the preferred option as directed by Council on October 17, 2023
- traditional aesthetic.

Based on the noted characteristics and benefits of each of options, staff recommends the selection of Option 1 as the bandstand that best meets the aesthetic and design criteria based on staff, City Council and user input. Selection of Option 1 will have minimal impact on the schedule of the project.

EQUITY AND SUSTAINABILITY

The choice between bandstand options will not impact equity and sustainability, but Option 1 will provide better sound and viewing for performances.

OUTREACH

Bandstand Options A and B were presented to the public during the public outreach process to renovate Lions Wayside and Delucchi Parks. Further outreach regarding bandstand Options 1 – 3, as presented in this report, has not been conducted.

STRATEGIC PLAN ALIGNMENT

Regardless of which bandstand option is chosen, the project aligns with the ONE Pleasanton strategic plan goals of *Investing in Our Environment* and *Building a Community Where Everyone Belongs*.

FISCAL IMPACT

There is minimal to no fiscal impact based on the selection of a new bandstand option. The selected bandstand will be funded as part of the project included in the Lions Wayside Park

Improvements, CIP 06716.

Prepared by:



Matthew Gruber, Landscape Architect

Submitted by:



Adam Nelkie, Acting Director, Public Works

Approved by:



Gerry Beaudin, City Manager

Attachments:

1. Bandstand Options 1 through 3



Bandstand Option 1



Bandstand Option 2



Bandstand Option 3

March 5, 2024
Finance

TITLE: RECEIVE A PRESENTATION ON DEBT FINANCING REGARDING INTERIM WATER IMPROVEMENT PROJECTS AND ADOPT A RESOLUTION DECLARING THE CITY'S INTENTION TO REIMBURSE EXPENDITURES RELATING TO CAPITAL IMPROVEMENT PROJECTS FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS

SUMMARY

The City is beginning to undertake various capital improvement projects for the water system, sometimes called the “near-term water improvement projects.” These improvements are necessary to improve water system capacity and increase reliability. They also will ultimately support the City’s future well/groundwater project. Staff will be recommending that the City authorize Water Revenue Bonds not exceeding \$19M to finance a portion of the planned water infrastructure upgrades.

At the City Council meeting, staff will present a debt financing overview and recommendation with the City’s financial advisor, PFM, and bond and disclosure counsel, Jones Hall. A resolution declaring the City’s intent to reimburse expenditures relating to capital improvement projects from the proceeds of tax-exempt obligations will be submitted to the Council for approval.

Staff anticipates returning to Council on May 7 to approve the bond sale. As planned, the City would sell bonds around the third week of May and close (money would be in the project fund) during the first week of June.

RECOMMENDATION

Adopt a resolution declaring the City's intention to reimburse expenditures relating to capital improvement projects from the proceeds of tax-exempt obligations.

BACKGROUND

Due to the financial challenges in the Water Fund, the City did not meet the required debt service coverage in FY 2022/23. To meet the debt service coverage requirements to issue additional debt, the City will defease(i.e., the debt on the bond will be paid through cash or issuance of new bonds) the 2017 Water Revenue Bonds prior to their maturity on 2/1/2025. The debt will no longer be outstanding once the 2017 Water Revenue Bonds are paid off.

The City has entered into contracts with selected vendors and will award more contracts as responsible bidders are selected. Since certain costs will be incurred before the proposed tax-exempt debt is issued, the City is required to adopt a resolution declaring its intention to reimburse expenditures relating to capital improvement projects from the proceeds of tax-exempt obligations, according to United States Income Tax Regulations.

Adopting the resolution will allow the City to reimburse itself (from the proceeds of the tax-exempt debt anticipated to be incurred in the future) for certain costs incurred in connection with the near-term water improvement projects before such proceeds are available. The resolution does not commit the City to incurring any debt at this time. When it is time to incur debt for the water system, additional analysis and documents will be presented to the City Council for approval.

The City's Water Fund is operated as an enterprise fund for the purpose of delivering potable water. To maintain a financially sustainable enterprise fund, the City Council approved water rate increases on November 7, 2023, with the new rates effective January 1, 2024. The proposed water rate increases were intended to accomplish several critical outcomes:

- Fund immediate/near-term essential system upgrades
- Fund plans for water supply alternative project design work
- Pay for additional purchase of water from Zone 7 over the coming 2-3 years
- Augment staffing to manage, plan, and implement solutions for the water distribution system
- Replenish the reserve fund and restore the water fund's financial position.

The costs for interim water improvements including the initial design work for the per- and polyfluorinated substances (PFAS) construction project are estimated to range from \$18 million to \$19 million.

DISCUSSION

Financing Options

Staff worked with the City's financial advisor, PFM, to evaluate the feasibility of financing the City's proposed capital expenditures through various financing methods and structures. PFM reviewed the cost of capital for a public sale versus a bank loan (private placement). This scenario reviewed annual debt service payments for a structure with 20-year level debt service.

Table 1			Scenarios	
			Public Sale	Bank Loan
Repayment Term			20 Years	20 Years
Debt Service			Level	Level
Average	Annual	Debt		\$1,533,862
Service			1,452,498	
Total Debt Service			28,267,235	\$29,850,664

The annual debt service payments for the lower of the two scenarios is approximately \$1.45 million. The City's Water Fund debt service payment for FY 2023/24 is approximately \$1.4 million.

To reduce the annual debt service payment to keep rate increases at a minimum and retain

capacity for future debt issuances, PFM prepared an additional scenario of a 30-year level debt service structure. In this scenario, the average annual debt service was approximately \$1.2 million. The capital markets do not offer a 30-year bank loan borrowing.

Table 2	Scenario
	Public Sale
Repayment Term	30 Years
Debt Service	Level
Average Annual Debt Service	\$1,195,750
Total Debt Service	\$35,157,611

While the final structure is not settled (20- versus 30-years maturity term), a public offering is currently the less expensive option. The issuance costs including rating fees are estimated to be about \$200,000. For a bank loan, the issuance costs are estimated to be about \$129,000.

To issue additional bonds secured by revenues from the Water Fund, the City must comply with additional bonds test provisions in the 2015 California Clean Water State Revolving Fund (SRF) Agreement and the 2017 Trust Agreement related to the 2017 Water Revenue Bonds. The latter requires debt service coverage of 1.25x for the most recent fiscal year and proceeding five fiscal years. This provision would not apply if the bonds are defeased prior to the issuance of the proposed 2024 Water Revenue Bonds. The City did not meet this provision in FY2022/23, its most recent fiscal year.

2017 Water Revenue Bond

The City, through the Pleasanton Joint Powers Financing Authority, issued the 2017 Water Revenue Bond (\$7.1 million) to participate in funding the Dublin San Ramon Services District (DSRSD) - East Bay Municipal Utility District (EBMUD) - Recycled Water Agency (DERWA) treatment plant facilities expansion project in order to be able to meet forecasted recycled water demands for all of the City's new recycled water irrigation customers.

The City has one remaining debt service payment (\$980,640) on the Bonds, due February 1, 2025. If the City were to defease this final payment prior to issuing the proposed 2024 Water Revenue Bonds, the City would meet its additional bonds provision with the SRF Agreement. The 2017 Water Revenue Bonds would no longer be outstanding. The 2017 bonds can be defeased through a refunding (connected with the proposed 2024 financing) or prepayment of outstanding principal and accrued interest in advance of the maturity date with cash on hand. With prepayment, the City would save approximately \$17,000 in interest if prepaid on March 21, 2024, (this date is an example as prepayment can be made at anytime). The Recycled Water Fund does not have sufficient cash to prepay the debt; therefore, funds for prepayment will likely need to be included as part of the debt issuance or borrowed from an internal service fund. Interest will be assessed by either borrowing method.

Method of Sale

The goal in choosing the method of sale is to place the City in the best position possible to meet its financing goals of the debt issuance by utilizing the characteristics of the chosen method of sale to our advantage. The table below provides a brief summary of the various sale

types.

	Negotiated Sale	Competitive Sale	Direct Purchase/ Private Placement
Description:	Public offering of bonds through an underwriter-managed pricing process	Public offering of bonds through a competitive bidding process	Private sale of bonds to a private entity, typically a bank or institutional investor
Benefits:	- Banks provide underwriting capability in volatile markets - Marketing process assists in generating investor demand - Ability to reprice to achieve lower spreads - Ability to customize couponing at pricing	- Competitive bidding process provides maximum pricing transparency - Interest rates can be lower than negotiated sales in certain situations	- No POS/OS* - More efficient transaction execution timing - No need for ratings in most cases - Lowest costs of issuance
Considerations:	- Pricing levels can be higher than competitive sales/direct purchases/private placements/loans - RFP process for underwriting team adds time to financing schedule	- Lack of underwriting support in volatile markets - Less structuring flexibility than negotiated sales - No formal marketing period	- Terms and covenants can be more restrictive than public sale - Availability subject to bank/investor demand and market conditions

*POS = Preliminary Official Statement; OS = Official Statement

The City would benefit from working with an underwriter in a negotiated sale given that the Water Fund does not have publicly issued debt outstanding, is unrated, and operated at a deficit in FY 2022/23. With a negotiated sale, there is greater flexibility in terms of timing, an increased ability to develop a robust investor marketing plan, and a commitment from underwriters to underwrite bonds as needed. The City and its municipal advisor will complete a competitive selection process for an underwriter.

Schedule

Staff anticipates returning to the City Council at its May 7, 2024, to approve the bond sale. The City will sell bonds around the third week of May and close (money in the project fund) in the first week of June.

EQUITY AND SUSTAINABILITY

Not applicable, as this item is an administrative matter of City business.

OUTREACH

No outreach was conducted, as this item is an administrative matter of City business.

STRATEGIC PLAN ALIGNMENT

Approval of this action aligns with the ONE Pleasanton strategic plan goal of *Investing in Our Environment* to identify funding and implement the recommendations from the Water Supply Alternative Study to resolve PFAS water quality issues.

FISCAL IMPACT

Currently, the fund balance in the Water Fund is being used to pay costs of these projects. It is anticipated that long-term debt, payable from the net revenues of the Water Fund, will pay for

long-term improvements on a long-term basis. Approval of the proposed resolution permits the City to be reimbursed from the proceeds of those long-term obligations.

Prepared by:



Susan Hsieh, Director of
Finance

Submitted by:



Susan Hsieh, Director of Finance

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Reimbursement Resolution

RESOLUTION NO. 24-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
DECLARING INTENTION TO REIMBURSE EXPENDITURES RELATING TO
CAPITAL IMPROVEMENT PROJECTS FROM THE PROCEEDS OF TAX-
EXEMPT OBLIGATIONS**

WHEREAS, the City of Pleasanton (the “City”) owns and operates facilities and property for the collection, treatment and supply of water within the service area of the City (the “Water System”); and

WHEREAS, the City anticipates undertaking certain capital improvement projects, to issue debt for such projects, and to use a portion of the proceeds of such debt to reimburse expenditures made for the projects prior to the issuance of the debt; and

WHEREAS, United States Income Tax Regulations section 1.150-2 provides generally that proceeds of tax-exempt debt are not deemed to be expended when such proceeds are used for reimbursement of expenditures made prior to the date of issuance of such debt unless certain procedures are followed, one of which is a requirement that prior to the payment of any such expenditures, the issuer declares an intention to reimburse such expenditure; and

WHEREAS, it is in the public interest and for the public benefit that the City declares its official intent to reimburse the expenditures referenced herein.

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

Section 1. Description of Project. The City Council hereby declares that it reasonably expects the City, or a related entity, to issue tax-exempt obligations in one or more series (the “Obligations”) for the purpose of paying the costs of capital improvement projects for the Water System, sometimes referred to as the interim water improvements (the “Project”).

Section 2. City Expectations. The City hereby declares that it reasonably expects to pay certain costs of the Project prior to the date of issuance of the Obligations and to use a portion of the proceeds of the Obligations for reimbursement of expenditures for the Project that are paid before the date of issuance of the Obligations. The maximum principal amount of Obligations expected to be issued is \$19,000,000.

Section 3. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on March 5, 2024.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 5th day of March 2024, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

March 5, 2024
Public Works - Engineering Division

**TITLE: INTRODUCE AN ORDINANCE AMENDING MUNICIPAL CODE CHAPTER 17.16
TREE PRESERVATION AND RECEIVE AN UPDATE ON THE URBAN FOREST
MASTER PLAN AND OUTREACH RESULTS**

SUMMARY

The City Council prioritized the preparation of the Urban Forest Master Plan (UFMP) and approved the project, CIP No. 22773, as part of the FY2021/22 Capital Improvement Program (CIP) budget. The UFMP was recommended to provide a management plan for the urban forest for the next 25 years, update the city tree inventory, obtain public input, address Climate Action Plan 2.0 goals, and amend the tree preservation chapter of the municipal code.

Staff and the City's consultant, Dudek, have completed two of the first goals of the master plan:

1. Amendments to Chapter 17.16 Tree Preservation of the City's Municipal Code. The proposed amendments to the tree preservation chapter of the municipal code are based on an extensive review of the current ordinance, ordinances of similar cities, and input from the public, staff, and business and property owners.
2. First round of public outreach for the UFMP, including a survey with over 600 respondents. The survey results highlight resident support of the urban forest, concerns, and priorities. A second survey is currently open to obtain a greater response from youth and young adults.

Staff recommends the City Council adopt the ordinance amending the municipal code regarding tree preservation and review the public input and survey results for the UFMP.

RECOMMENDATION

1. Introduce an ordinance amending Chapter 17.16 of the Municipal Code regarding tree preservation.
2. Receive an update on the Urban Forest Master Plan and outreach results.

BACKGROUND

In the early 1970s, the City recognized the importance of its urban forest, and the City Council adopted Ordinance No. 640 relating to the preservation of trees on September 20, 1971.

The City Council has modified the Tree Preservation Ordinance (Ordinance) over time, mostly in response to land development and issues with enforcement of the ordinance.

The City Council adopted Climate Action Plan 2.0 (CAP 2.0) in 2022, which recommended the

creation of an Urban Forest Master Plan (UFMP). The UFMP will address concerns regarding the ordinance, update the City's tree inventory, and better understand what is required to manage the city's urban forest. The City Council approved the Urban Forest Master Plan, CIP No. 22773, as part of the FY2021/22 Capital Improvement Program (CIP) budget.

On March 21, 2023, the City Council approved a professional services contract with Dudek in the amount of \$325,178 to prepare a comprehensive Urban Forest Master Plan.

COMMISSION ACTION

Staff presented an update on the Urban Forest Master Plan to the Parks and Recreation Commission on August 10, 2023, and to the Youth Commission on February 14, 2024. The Parks and Recreation Commission did not provide specific recommendations as the presentation was for informational purposes, but the Youth Commission did provide recommendations on how to reach youth and young adults through a survey.

DISCUSSION

The Urban Forest Master Plan (UFMP) is a document that will guide the management of the City's urban forest over the next 25 years. The plan will lead to an equitable, resilient, and sustainably managed urban forest, and it will clearly and concisely communicate a framework for the long-term care, preservation, and expansion of the community's urban forest.

Since the City Council approved the contract for the Urban Forest Master Plan on March 21, 2023, staff has been working with Dudek on the initial tasks of the plan, which includes updating the tree inventory by measuring and assessing all City-maintained trees in City parks, properties, and streets. All park trees have now been inventoried, as have the majority of street trees.

Additionally, a website has been created that provides information regarding the master plan process and tracks the progress on the plan; all relevant City documents relating to the urban forest, such as the General Plan and CAP 2.0, were reviewed to help ensure the UFMP is consistent with previously adopted documents. At this time, Dudek is well into the canopy analysis, staff has conducted public outreach regarding the UFMP, and City and Dudek staff have analyzed ordinances from other cities and spoken with various urban forestry experts including local tree contractors to determine recommended amendments to the City's Tree Preservation Ordinance.

The recommended amendments generally clarify the ordinance so that it is easier to understand, updates definitions; makes changes so the ordinance is more consistent with industry standards and the ordinances of cities with similar urban forests, provides more flexibility to address climate change, and meets the goals for the City's urban forest as identified in the Urban Forest Master Plan.

Key takeaways from the amendments to the current ordinance include:

- Organizing ordinance text and sections for better clarity.
- Referencing the Urban Forest Master Plan.
- Trees over 35 feet in height will no longer be considered "heritage trees" unless they meet the minimum circumference requirements. This will make the City's ordinance more consistent with those of other cities and remove protection of some tall columnar

trees, such as Italian Cypress, and many palm trees.

- The minimum qualifying circumference of a “heritage tree” is lowered from 55 inches to 47 inches to be more consistent with industry standards and ordinances of similar cities.
- Adding definitions for certain terms.
- Consolidating and reorganizing the text for the Heritage Tree Board of Appeal duties.
- Adding text that allows for the removal of trees, such as the Blue Gum Eucalyptus tree, when they pose a threat to structures in high-fire-risk zones.
- Adding text to allow for the removal of trees that are considered to be the greatest nuisance trees (invasive, structural, or safety issues), including *Alnus altissima* (Tree of Heaven), *Eucalyptus globulus* (Blue Gum Eucalyptus) *Ligustrum* spp. (Privet), *Morus alba* (Mulberry), and *Washingtonia robusta* (Mexican Fan Palm).
- Adding a cost to appeal the Director’s decision with money returned to the appellant if the Heritage Tree Board overturns the Director’s decision.
- Modifying the penalty for unlawfully removing or effectively removing a heritage tree so that the penalty is based on the circumference of the trunk rather than a flat \$5,000.

A more detailed breakdown of the changes is included in Attachment 1; the complete amendments are shown in Attachment 2; and a matrix comparing other cities with similar urban forests is shown in Attachment 3.

EQUITY AND SUSTAINABILITY

The creation of the Urban Forest Master Plan was specified under the Climate Action Plan (CAP 2.0) action items. The urban forestry goal of the CAP 2.0 is to increase tree canopy and native habitat to reduce and store carbon emissions, reduce the impacts of climate change, and create a healthier environment. Modification to the City’s municipal code was specified in the CAP 2.0 to require climate-adapted plantings, facilitate tree planting throughout the city, and discourage tree removal. The proposed amendments to Chapter 17.16 of the Municipal Code achieve the CAP 2.0 goals by including climate change adaptation accommodations and requirements and remaining focused on protecting the health of the city’s urban forest.

The public outreach regarding the Urban Forest Master Plan and tree preservation ordinance update will also help to educate the community about the importance of the urban forest.

OUTREACH

The creation of the Urban Forest Master Plan (UFMP) is rooted in an extensive public outreach process so that the plan represents the desires and needs of the community regarding the urban forest. The public outreach process began in August 2023 and is expected to continue with multiple opportunities for the public, the Parks and Recreation Commission, and the City Council to provide input.

To encourage public input, staff created a website dedicated to the UFMP process (www.ptowntrees.com) which contains information regarding the UFMP, survey results, and past and future outreach events. Eventually, the site will also contain the draft UFMP, an interactive map showing city tree types and locations, and the final UFMP.

The first public outreach events, which focused on informing the public about the UFMP and

encouraged residents to take the survey, occurred in August and September 2023 at the Pleasanton Farmers Market, at the August Concert in the Park, and the August Parks and Recreation Commission meeting.

The survey regarding the UFMP was open from the beginning of August to the end of October 2023 and included an invitation for Pleasanton Unified School District students to participate. The consultant interviewed various City divisions involved in the heritage tree process (including the City Attorney's Office, Streets, Engineering, Parks, Planning, and Building & Safety Inspection) as well as interviewed representatives managing Hacienda business park.

The survey for the UFMP was opened to the public to obtain input from residents regarding:

- The importance of the urban forest to residents
- Perceived threats to our urban forest
- Where residents would like to see more trees
- Resident support for planting and maintaining trees
- Management of the urban forest by the City
- What people know/think about the protection of trees
- Statistics regarding the respondents (age, owner vs. renter, neighborhood, etc.).

The responses to the survey are shown in Attachment 4. Some key takeaways from the survey results are:

- The majority of residents are supportive of efforts to protect the city's urban forest
- The majority of residents are willing to help maintain and improve the health of the urban forest
- Residents are concerned with the impacts that climate change and drought are having on the urban forest
- The majority of residents are aware that the City protects heritage trees and supports tree preservation
- Many residents support exempting certain trees from the tree preservation ordinance. Staff addressed this by removing the height requirement; thus, removing many palm trees, Italian Cypress, and other quickly growing tall trees that have narrow trunks; excluding invasive trees; and adding text regarding trees in high fire severity
- The City needs to find a better way to reach out to and involve the youth. The survey was shared with the school district and sent out to students and parents via the school's social media platforms, but it did not generate many responses from youth and young adults.

Due to the underrepresentation of youth and young adults in the first survey, staff modified the survey so the questions were more relevant to those groups. The updated survey was opened in early February 2024, shared with the school district and its various environmental clubs, advertised to the City's youth programs, posted at the Pleasanton Library, and presented to the Youth Commission on February 14, 2024.

Next Steps

The ordinance amendments are planned for the City Council meeting on April 16, 2024. Upon

the adoption of the ordinance, the Tree Preservation Ordinance task will be complete unless it is determined through the UFMP process that further amendments are beneficial.

Staff will also be working with Dudek throughout 2024 to:

- March: Finalize the tree inventory & create first draft of the canopy cover analysis
- March – July: Develop first draft of the UFMP
- August – September: Conduct additional public outreach
- November/December: Adopt UFMP

STRATEGIC PLAN ALIGNMENT

The public outreach for and creation of the UFMP and the amendment to the municipal code's tree preservation chapter helps achieve all five key ONE Pleasanton strategic plan goals. The UFMP strategizes a 25-year plan to maintain, protect, and improve the city's urban forest, including the costs associated with maintenance. The amended municipal code provides more clarity regarding tree removal penalties and costs, which provides a funding mechanism for tree planting projects and will help maintain the fiscal sustainability of the forest. The UFMP and the amended ordinance should lead to more efficient use of staff time, are investments in our environment's health, and help to protect the City from extreme weather events and climate change. The benefits of our healthy urban forest will serve residents for generations to come.

FISCAL IMPACT

Preparation of the Urban Forest Master Plan Project is fully funded through the UFMP Capital Improvement Project, CIP No. 22773. There is no fiscal impact from the review of the public outreach and a limited fiscal impact from amending the tree preservation chapter of the Municipal Code.

Prepared by:



Matthew Gruber, Landscape Architect

Submitted by:



Adam Nelkie, Acting Director, Public Works

Approved by:



Gerry Beaudin, City Manager

Attachments:

1. Summary of Proposed Tree Preservation Updates
2. Ordinance to Amend Municipal Code Chapter 17.16 Tree Preservation
3. Ordinance Comparison Matrix
4. Urban Forest Master Plan Survey Results

CITY OF PLEASANTON

SUMMARY OF TREE PRESERVATION ORDINANCE AMENDMENTS

The following sections outline the proposed changes to the municipal code.

Chapter 17.16 Tree Preservation

Section 17.16.006 Definitions

The following definitions were added or updated in this section:

Heritage Tree

1. Language was added to specify what height the circumference measurement of the tree should be taken: 4.5 ft or 54 inches above ground level. Changed minimum circumference diameter requirement from 55 to 47 inches.
2. Clarified language on where to measure circumference of multi-trunked tree: at 54 inches if measuring two largest trunks or below split in trunk.
3. The height criterion, listed as “any tree of 35 ft in height or more”, was removed from this list.
4. Removed language stating “any tree of particular historical significance specifically designated by official action.”
5. Clarified and added more specific language regarding what constitutes a “stand of trees”. This includes any stand consisting of five or more trees on one parcel, each of which is greater than 36 inches in circumference.

Terms (items B through N) under the Definitions were rearranged to be in alphabetical order.

New terms added to Definitions list include:

- “Application”, “Approved Consulting Arborist”, “City”, “Dripline”, “Effectively Remove”, “Emergency”, “Multi-trunk Tree”, “Pruning”, and “Trunk”.

Terms removed from Definitions

- “Significant Impact”

Other Definition updates:

Consulting Arborist

- “Consulting Arborist” - Removed the term “Certified” from this definition and expanded definition to include being qualified either through ISA or ASCA.
- “Director” - Definition changed from “community development director” to “Director of the Department that oversees tree removals”.
- “Topping” - Changed definition to more closely match the International Society of Arboriculture definition.

Section 17.16.009 Exceptions

This section has been removed from the Ordinance.

Section 17.16.010 Permit - Required

Language modified in section A to say “No person shall remove, or effectively remove any heritage tree...”, instead of “No person shall remove, destroy or disfigure any heritage tree...”

Language modified in section B to remove the word “fines and” from the sentence, “Pruning which ... varies from these guidelines shall be subject to fines and penalties as provided in Section 17.16.110.”

Section 17.16.020 Permit - Procedure

Language modified in section B to clarify that when an applicant submits an application, the property owner gives permission to the “city designee” to access the property.

- Item B1: language was added to clarify whether or not the heritage tree is currently causing damage to property or presents an elevated risk to people or structures. The second half of the section starting with “danger of falling...” was removed.
- Item B2: “Whether the tree has significant impact on the property” was removed and replaced with “Whether the Heritage Tree presents an elevated level of risk to people, including due to high fire risk zones, and no reasonable mitigation efforts can be taken to preserve the Heritage Tree”
- Added new Item B3, which states: “Whether the heritage tree(s) is causing damage to the property, structures, infrastructure, or has outgrown its planting space, and no reasonable mitigation efforts can be taken to repair damage and preserve the tree(s)”
- Added new language to Item B5 (formerly B4) to include consideration of the effect removal would have upon “meeting goals and objectives”, “forest sustainability”, and “canopy cover” of the area.
- Removed Item B6 (now B7) regarding “Good forestry practices...” and replaced with language that states “Whether the tree is listed as a highly or moderately invasive plant by the California Invasive Plant Council (CalIPC).”

Item C replaced with what was previously Section 17.16.030B and simplified and moved to Item D

Section 17.16.025 Significant Impact – Heritage tree board of appeals hearing

This section has been removed from the Ordinance.

Section 17.16.030 Action by Director - Findings

This section has been removed from the Ordinance.

Modified and moved item A to Section 17.16.020 B, Items 1 through 7 to reduce confusion and eliminate redundancy.

Moved item B to Section 17.16.020 C.

Section 17.16.040 Appeals

Section title changed to remove the words “not involving new development”

Added new item B regarding cost of the appeal which states: “The cost of the appeal shall be the same as the cost to appeal a Planning decision as listed in the current City of Pleasanton Master Fee Schedule and shall be refunded if the appeal is successful.”

Modified and relocated item D to new Section 17.16.045 Heritage Tree Board of Appeals

Section 17.16.043 Heritage Tree Board of Appeals - Established

Section removed and relocated to new Section 17.16.045 Heritage Tree Board of appeals.

Language was added to call this board the “Heritage Tree Board” which “shall” consist of two planning commissioners and one park and recreation commissioner appointed by their respective commissions. Language was added to the second sentence to clarify that the Board shall elect a chairperson “from among the three commissioners.”

Section 17.16.046 Heritage Tree Board of Appeals - Duties

Section removed and relocated to new Section 17.16.045 Heritage Tree Board of appeals.

Language was added to Item A regarding the 60-day time period in which a hearing will be held to say, “(or later if agreed to by the Director and the Applicant)”.

Section 17.16.050 New property development

Under Item A1, in the second sentence, the term “existing trees” was replaced with “trees that may be affected by the new development”.

Under Item A2a, the word “may” was replaced with “shall” and in the last sentence, the words “subject to the director’s approval” was replaced with “an approved consulting arborist.”

Under Item A3, the words “forwarded to the director who shall indicate in writing”, was replaced with “included in the plan submittal at which stage the Director will comment on...” and in the last sentence, the words “the staff report” was replaced with “the plan set.”

Under Item A4, language was removed from the first sentence including references to a “site landscaping plan review” by the director and replaced with reference to “the tree report”. In the second sentence, language was added to include “that additional trees be preserved” if there is “sufficient” evidence, as referenced “in the report or based on a site visit”, and language was removed referring to evidence being “submitted to it (the City)” for a reason “due to special site grading or other unusual characteristics associated with the property.”

Under the first sentence of Item B, the word “certified” was replaced with “an approved” consulting arborist.

The second half of Item B was split into Items B1 and B2.

Under the new Item B2, the word “applicant” was replaced with “property owner” and language was added to this item to specify that the “Director may make the developer responsible for the survival of replacement trees for a longer period should the trees show signs of decline or if impacts were observed during construction and the City may subject owner to penalties for any decline in tree health for one year after final inspection, or the extension period.”

Under Item C, the \$5,000 penal sum was replaced with “\$100 for each inch circumference of the trees trunk (when measured 54” above grade)”, and the maximum penal sum was increased from \$100,000 to \$200,000.

The following sentences were added to the end of the section: “The Director may require an additional time-period beyond one year should the trees show signs of decline or if impacts were observed during construction. Such requirement would be in writing.”

Section 17.16.060 Emergency action

The words “or prune” was removed from the first sentence and a definition of “Emergency” was added to the 17.16.006 Definitions section.

Section 17.16.070 Protection of existing trees

Section was deleted and relevant items were redistributed to other sections of the ordinance.

Section 17.16.080 Pruning and maintenance

Section was deleted and relevant items were redistributed to other sections of the ordinance.

Section 17.16.090 Public utilities

Under Item A, the language “obtain permission from the director...” was replaced with, “notify the City and obtain an encroachment permit.”

Section 17.16.100 Insurance requirements

Language was added to specify that any person pruning heritage trees within the city “...shall be licensed with the California Contractors State License Board (CSLB) with a C-49 Tree and Palm contractor or equivalent license and shall carry insurance as required by the CSLB.”

Section 17.16.110 Penalties

This section title and all relevant similar language in Item B was altered to remove the word “fines”, so it now just says “penalties”. The word “destroys” in the first sentence was replaced with “effectively removes”. Language was

removed from this section regarding inadequate planted material to appraise the tree, and penalties for someone who unlawfully disfigures a heritage tree.

Item A was modified to include a civil penalty for unlawful removal or effective removal of a Heritage Tree to be \$100 for each inch of circumference of the tree's trunk when measured at 54" above grade (or measured at the height of the remaining trunk if less than 54 inches).

Item D was added stating that "The failure of a person to timely plant a replacement tree(s), or water and care for such replacement tree(s) until establishment, shall be subject to penalties for the value of the original tree(s) removed, as provided in Subsection A, above, as reasonably determined by the Director."

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
AMENDING MUNICIPAL CODE CHAPTER 17.16 TREE PRESERVATION**

WHEREAS, City Council prioritized the preparation of the Urban Forest Master Plan (UFMP) and approved the project, CIP No. 22773, as part of the FY2021/22 Capital Improvements Program (CIP) budget; and

WHEREAS, the City Council requested that staff amend municipal code Chapter 17.16 Tree Preservation to improve the process and clarify the language as part of the UFMP process; and

WHEREAS, the UFMP was recommended to provide a management plan for the urban forest for the next 25 years, update the city tree inventory, and obtain public input; and

WHEREAS, the UFMP addresses a Climate Action Plan 2.0 goal to increase tree canopy and native habitat to reduce and store carbon emissions, reduce the impacts of climate change, and create a healthier environment.

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

SECTION 1. Finds that the proposed amendments to the Pleasanton Municipal Code have no possibility to have a significant effect on the environment per Title 14 California Code of Regulations (CEQA Guidelines) §15061(b)(3).

SECTION 2. Amends Pleasanton Municipal Code Chapter 17.16 Tree Preservation, as set forth in the attached Exhibit A.

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.

SECTION 4. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on March 5, 2024, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Karla Brown, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Exhibit A

Chapter 17.16 TREE PRESERVATION

- 17.16.003 Purpose and intent.
- 17.16.006 Definitions.
- 17.16.010 Permit—Required.
- 17.16.020 Permit—Procedure.
- 17.16.040 Appeals
- 17.16.045 Heritage Tree Board of Appeals
- 17.16.050 New property development.
- 17.16.060 Emergency action.
- 17.16.070 Protection of existing trees.
- 17.16.080 Pruning and maintenance.
- 17.16.090 Public utilities.
- 17.16.100 Insurance requirements.
- 17.16.110 Penalties.
- 17.16.120 Additional provisions.

17.16.003 Purpose and intent.

The City recognizes that preservation of trees enhances the natural scenic beauty, sustains the long-term potential increase in property values which encourages quality development, maintains the ecology, moderates the effect of extreme temperatures, prevents the erosion of topsoil, helps create an identity and quality, which enhances the attractiveness of the city to visitors and increases the oxygen output of the area which is needed to combat air pollution. For these reasons the city council finds that to promote the public health, safety and general welfare of the city while at the same time recognizing individual rights to develop and maintain private property in a manner which will not be prejudicial to the public interest, it is necessary to enact regulations controlling the removal and preservation of heritage trees within the city. The city council also recognizes that under certain circumstances heritage trees may properly be removed. Those circumstances include: where heritage trees are dangerous; are dead or diseased; are so situated on undeveloped land that their preservation would preclude reasonable development; are so abundant their removal would not destroy the area's natural beauty or ecology or cause erosion; or have a significant impact on the property. It is the intent of this chapter to preserve as many heritage trees as possible throughout the city through staff review and the development review process.

17.16.006 Definitions.

For the purpose of this chapter, certain words and terms used in this chapter are defined as follows:

- A. “Heritage Tree” means a tree of any species or origin which meets any of the following:
1. Any single-trunked tree with a trunk circumference of 47 inches or more measured four and one-half feet above ground level (54 inches).
 2. Any multi-trunked tree of which the two largest trunks have a combined circumference of 47 inches or more measured four and one-half feet above ground level (54 inches), or as measured below the split to have a trunk circumference of 47 inches or more.
 3. A stand of trees, consisting of a grouping of five or more trees on one parcel, each of which is greater than 36 inches in circumference measured at 54” above ground level, and the nature of which makes each dependent upon the other for survival or the area’s natural beauty.
- The following species of trees are exempt from this ordinance and shall not be considered a heritage tree: *Alianthus altissima* (Tree of Heaven), *Eucalyptus globulus* (Blue Gum Eucalyptus) *Ligustrum* spp. (Privet), *Morus alba* (Mulberry), and *Washingtonia robusta* (Mexican Fan Palm).
- B. “Applicant” means the owner of improved property who is submitting an application to remove a Heritage Tree located upon said property. Only the property owner may apply to remove a Heritage Tree.
- C. “Application” means the Application for Heritage Tree Removal form.
- D. “Approved Consulting Arborist” means a consulting arborist who is approved by the Director for having the minimum qualifications to provide tree reports satisfactory to the City for planning and developments purposes.
- E. “Consulting Arborist” means an individual in the profession of arboriculture who, through experience, education, and related training, possesses the competence to provide a tree report, risk assessment, tree survey and appraisal of tree values as well as supervise the care and maintenance of trees; and who is certified by the International Society of Arboriculture and/or is a member of the American Society of Consulting Arborists.
- F. “City” means the City of Pleasanton acting by and through its authorized representatives.
- G. “Director” means the Director of the City department that oversees tree removals or the Director’s designated representative.
- H. “Dripline” means the outermost circumference of the tree or trees’ canopy, from which water drips onto the ground. The 'dripline' is taken to include the area that lies within that circumference.
- I. “Effectively Remove” means actions that foreseeably lead to the death of a Heritage Tree or permanent damage to its health. Effective removal actions include, but are not limited to:

- a. Any extreme root or branch pruning that is not consistent with standard arboriculture practices for a healthy tree;
- b. Removal of the bark around the circumference of the tree (girdling);
- c. Compaction of soil within the dripline;
- d. Introduction of harmful chemicals;
- e. Introduction of harmful foreign objects into tree or root system;
- f. Introduction of pests or disease;
- g. Unauthorized relocation or transportation of a tree; and trenching, excavating, altering the grade, or paving within the dripline.

J. “Emergency” means a sudden, serious, unexpected, and often dangerous situation requiring immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services. An emergency tree situation typically means: a tree failure that is active and in progress, such as a broken but still attached branch; a partially uprooted tree; or a split fork or bifurcated main stem, that meets the “extreme” or “high” risk characteristics as defined by the International Society of Arboriculture.

K. “Multi-trunk tree” means a tree having more than one major supporting stem or trunk growing from a single root mass located at ground level or just above the trunk flare, capable of naturally exceeding ten feet in height at maturity. Multi-trunk tree does not include suckering growth or subordinate root sprouts.

L. “Pruning” means the selective removal of plant parts to meet specific goals and objectives, including but not limited to: safety and risk reduction; clearance; growth control; and to enhance performance or function by developing and preserving tree structure and health or preserving or improving wildlife habitat.

M. “Topping” means the indiscriminate cutting of tree branches to stubs or lateral branches that are not large enough to assume the terminal role (the central stem of the tree).

N. “Trunk” means the primary structural woody part of the tree beginning at and including the trunk flare and extending up into the crown from which scaffold branches grow.

17.16.010 Permit—Required.

A. No person shall remove, or Effectively Remove, any Heritage Tree growing within the city without a permit except as provided in this chapter.

B. Normal maintenance and pruning of a Heritage Tree shall not require a permit but shall in all cases be in conformance with the guidelines in Section [17.16.080](#). Pruning which, in the reasonable opinion of the Director, varies from these guidelines shall be subject to penalties as provided in Section [17.16.110](#) of this chapter.

17.16.020 Permit—Procedure.

A. Except as provided in Section [17.16.050](#) of this chapter, any person desiring to remove any Heritage Tree in the city shall submit an application to the Director on a form provided by city. Said application shall contain the number, species, size and location of Heritage Trees to be removed and a brief statement of the reason for removal as well as any other pertinent information. The permit, if granted, shall entitle the Applicant to remove only the Heritage Tree(s) designated by permit.

B. When an Applicant submits an Application, the Applicant agrees to allow the Director to access the property to inspect the Heritage Tree(s) and the surrounding area to ascertain the following:

1. The condition of the Heritage Tree with respect to disease, general health, structural defects, and public nuisance (leaf drop and release of seed pods or fruit is not a public nuisance);
2. Whether the Heritage Tree presents an elevated level of risk to people, including due to high-fire-risk zones, and no reasonable mitigation efforts can be taken to preserve the Heritage Tree;
3. Whether the Heritage Tree is causing damage to the property, structures, or infrastructure, or has outgrown its planting space, and no reasonable mitigation efforts can be taken to repair damage and preserve the Heritage Tree(s);
4. The necessity to remove any Heritage Tree in order to construct any proposed improvements to allow for the economic enjoyment of the property; i.e., trees are so situated on a parcel that their preservation would preclude reasonable development;
5. The number of existing trees in the neighborhood or surrounding improved areas and the effect removal would have upon meeting the goals and objectives of urban forest sustainability, canopy cover, public health, safety, general welfare of residents and upon the property values and beauty of the area;
6. The topography of the land upon which the Heritage Tree is situated and the effect of removal thereof upon erosion, soil retention and diversion or flow of surface waters;

C. The Director shall notify the applicant in writing of the determination to approve or deny the Applicant's request for a removal permit (and the basis for the denial if the application is denied).

D. As a condition of granting a permit for removal, the Director may require that the Applicant plant climate-appropriate replacement tree(s) and irrigate for the establishment of such tree(s). The Director may also require that the replacement tree(s) is/are an approved recommended species by the City and shall determine the size of the tree(s) and the timeline for planting the tree(s).

17.16.040 Appeals

- A. The Director's decision to deny an application to remove a Heritage Tree may be appealed only by the Applicant. Such appeal must be signed by the Applicant and submitted in writing to the City Clerk within 20 days of the date of the Director's written decision and shall briefly state the basis for appeal and relevant facts supporting the appeal.
- B. The cost of the appeal shall be the same as the cost to appeal a Planning decision as listed in the current City of Pleasanton Master Fee Schedule and shall be refunded if the appeal is successful.
- C. Appeals shall be heard by the Heritage Tree Board of Appeals.
- D. The Director shall set a date for the hearing and shall mail notice of the hearing to the Applicant and all properties within 300 feet of the Applicant's property. The Director shall submit a report to the Heritage Tree Board of Appeals along with any recommendations.

17.16.045 Heritage Tree Board of Appeals

A. The Heritage Tree Board shall consist of two planning commissioners and one parks and recreation commissioner (which are appointed by their respective commissions to serve on the Board). Every two years, the Board shall select a chairperson from among the three commissioners. The Director shall be an ex officio member of said board and shall serve as secretary.

B. The Heritage Board of Appeals shall:

- 1. Hold a hearing within 60 days after the city's receipt of appeal (or later if agreed to by the Director and the Applicant) to hear information from any department of the city, the Applicant who filed the appeal, and any interested parties.
- 2. The Board shall consider all information presented and shall make a decision at the hearing (unless the hearing is continued) upholding, reversing, or modifying the Director's decision, or by taking any action which is consistent with this Chapter. The decision of the Board on any such appeal shall be final and conclusive.

17.16.050 New property development.

A. Any person desiring to remove one or more trees (including trees that are not Heritage Trees) on any property in the city that is related to the development of such property requiring city approval or where any tree may be affected by a proposed development shall include in the application to the appropriate city reviewing body as part of the regular application, the following:

- 1. Depending on the scope of the development, the Director may require the Applicant to provide a tree survey plan that includes all trees that may be affected by the new development. The survey, noting all trees six inches in diameter and greater, shall specify the precise location of trunk and dripline, size, health and species of all trees that will be affected by the new development on the property with a special notation of those classified as a Heritage Tree;

2. Depending on the scope of the development, the Director may require the Applicant to provide a tree report by an Approved Consulting Arborist. The tree report, based on the findings of the tree survey plan and other necessary information, shall be used to determine the health of existing trees, the effects of the proposed development upon the trees, recommendations for any special precautions necessary for their preservation and shall also indicate which trees are proposed for removal;

a. The Director shall require that the tree report include an appraisal of the condition and replacement value of all trees affected by the development. The appraisal of each tree shall recognize the location of the tree in the proposed development. The appraisal shall be performed in accordance with the current edition of the “Guide for Plant Appraisal” under the auspices of the International Society of Arboriculture. The appraisal shall be performed at the Applicant’s expense, and the appraiser shall be completed by an Approved Consulting Arborist;

3. The tree survey plan and tree report shall be included in the plan submittal, at which stage the Director will comment on which trees are recommended for preservation using the same standards set forth in Section [17.16.020](#) of this chapter. This report shall be made part of the plan set provided to the City reviewing body upon its consideration of the application for new property development;

4. The city reviewing body shall endeavor to preserve all trees recommended for preservation in the tree report. The City reviewing body may determine that any of the trees recommended for preservation should be removed, or that additional trees be preserved if there is sufficient evidence in the report, or based on a site visit, that the preservation of the tree(s) would significantly preclude reasonable development of the property;

a. If trees are approved for removal, mitigation may include, but is not limited to: (i) replacement planting with particular tree species, sizes, and numbers; (ii) payment towards the city’s urban forestry fund for the appraised value of all trees removed from the site less the cost of installed trees, as reasonably determined by the Director;

5. Approval of final site or landscape plans by the appropriate city reviewing body indicating which trees are to be removed shall constitute the approval and permit for the purpose of this chapter.

B. Depending on the scope of the development, the Director may require that prior to acceptance of subdivision improvements or final inspection, the developer shall submit to the Director a final tree report to be performed by an Approved Consulting Arborist. This report shall consider all trees that were to remain within the development. The report shall note the trees’ health in relation to the initially reported condition of the trees and shall note any changes in the trees’ numbers or physical conditions.

1. The Applicant will then be responsible for the loss of any tree not previously approved for removal. For trees which were not previously approved for removal but were in fact removed

during construction, the developer shall pay a penalty in the amount equal to the appraised value of the subject tree.

2. The property owner is responsible for the health and survival of the trees not approved for removal within the development for a period of one year following the final inspection. The Director may make the developer responsible for survival of trees for a longer period should the trees show signs of decline or if impacts were observed during construction; and such extension period shall be in writing.

C. Prior to the issuance of any permit allowing construction to begin, the Applicant shall post cash, bond, or other security satisfactory to the Director, in the penal sum of the greater of either \$100 for each inch of circumference of the tree's trunk (when measured 54 inches above grade) or the appraised value for each tree required to be preserved (whichever is greater), up to a maximum of \$200,000 total. The cash, bond, or other security shall be retained for a period of one year following acceptance of the public improvements for the development or final inspection, as applicable, and shall be forfeited in an amount equal to the greater of either \$100 per each inch of circumference of the tree's trunk (when measured 54 inches above grade), or the appraised value of the tree as a civil penalty in the event that a tree or trees required to be preserved are removed or Effectively Removed. The Director may allow for an early release of all or a portion of such cash, bond, or other security in the Director's reasonable discretion. The Director may require the retention of the security for an additional time period beyond one year should the trees show signs of decline or if impacts were observed during construction. Such a requirement would be set forth in writing.

D. An Applicant with a proposed development which requires underground utilities shall avoid the installation of said utilities within the dripline of existing trees whenever possible. In the event that this is unavoidable, all trenching shall be done by hand, taking extreme caution to avoid damage to the root structure. Work within the dripline of existing trees shall be supervised at all times by a certified consulting arborist.

E. Any decision by a city reviewing body under this section may be appealed to City Council pursuant to Chapter [18.144](#).

17.16.060 Emergency action.

A person may remove a Heritage Tree without a permit if there is an Emergency, as defined in section 17.16.006. In such event, the Director shall be notified at the earliest opportunity in order to confirm the Emergency. If the Director determines that the situation was not an emergency requiring immediate action, the person removing or damaging the Heritage Tree shall be subject to penalties set forth in Section [17.16.110](#) of this chapter.

17.16.070 Protection of existing trees.

All persons shall comply with the following precautions:

A. The current version of the City Standard Details and Specifications for tree protection.

B. If the project involves new development with an arborist's report, the applicant must follow the recommendations for tree protection in the arborist's report as approved by city staff.

C. Retain the services of an Approved Consulting Arborist for periodic monitoring of the project site and the health of those trees to be preserved. The Approved Consulting Arborist shall be present whenever activities occur which pose a potential threat to the health of the trees to be preserved (for example, when work occurs within the dripline of trees to be preserved).

D. The Director shall be notified of any damage that occurs to a tree during construction so that proper treatment as recommended by the Consulting Arborist may be administered.

17.16.080 Pruning and maintenance.

All pruning of Heritage Trees shall be performed under the supervision of an International Society of Arboriculture (ISA) certified arborist, in accordance with pruning guidelines, established by ISA Best Management Practices, Tree Pruning, current edition and any special conditions as determined by the Director.

17.16.090 Public utilities.

A. Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a Heritage Tree shall notify the City and obtain an encroachment permit before performing any work, including pruning, which may cause injury to the Heritage Tree.

B. The Director shall inspect said pruning work to ensure that appropriate pruning practices are followed. The public utility shall follow pruning practices conforming to the International Society of Arboriculture pruning standards to promote the well-being of the tree. Topping shall not be permitted unless specifically approved by the Director. The Director shall stop any tree pruning performed by a utility if said practices are not being followed.

17.16.100 Insurance requirements.

Any person engaged in the business of pruning a Heritage Tree within the city shall be licensed with the California Contractors State License Board (CSLB) with a C-49 Tree and Palm contractor or equivalent license and shall carry insurance as required by the CSLB.

17.16.110 Penalties.

A. Any person who unlawfully removes or Effectively Removes a Heritage Tree shall pay a civil penalty of \$100 for each inch of circumference of the tree's trunk when measured 54 inches above grade (or measured at the height of the remaining trunk if less than 54 inches), or the appraised value of the tree (whichever is higher). However, the Director may determine that the circumstances dictate issuing a penalty of a lesser amount. The appraised value of the tree(s) shall be determined by the Director in accordance with the "Guide for Plant Appraisal" pursuant to the International Society of Arboriculture. The property owner who hired such person shall be responsible for payment of the penalty unless the hired person pays the penalty. The collection of

penalties may be enforced through the use of a collection agency or by civil action brought by the City.

B. The amount of penalty imposed as described in subsection A, may be appealed by the person subject to such penalty by submitting a written appeal to the city clerk within 20 days of the date of the imposition of such penalty, and shall state the facts and grounds for the appeal and be signed by the appellant. Such appeal will be heard by the Heritage Tree Board of Appeals as provided in Section 17.16.045.

C. The cost of replacement plant material may be considered as partial payment of any penalty under this chapter.

D. The failure of a person to timely plant a replacement tree(s), or water and care for such replacement tree(s) until establishment, shall be subject to penalties for the value of the original tree(s) removed, as provided in Subsection A, above, as reasonably determined by the Director.

17.16.120 Additional provisions.

The provisions of this chapter shall supplement but not supplant other provisions of this code relating to the preservation of trees.

City	Protected Tree Size Criteria -->	Diameter at Breast Height	Circumference	Tree Replacement/Mititation	Permit Process	
Pleasanton	Heritage Trees (See other sheet)	>17.5"	> 55"	Replacement tree to be determined by director upon granting approval of tree removal.	Submit application	
		35 ft in height	n/a			
Fremont	Landmark Trees (see other sheet)	Any DBH	Any	Replacement to be determined by landscape architect and city. General provisions require that replacement tree is similar to the removed tree in species, DBH, aesthetic value, and monetary value.	Contact an aproved City of Fremont tree contractor to apply for the permit for you. The city will not accept the permit application unless it is submitted through one of their designated contractors.	
	Native Trees (see other sheet)	> 10"	> 31.4"			
	Trees located on underdeveloped OR developed lots	> 6"	> 18.8"			
	Ordinanced-sized trees	> 18"	> 56.5"			
Hayward	Ordinanced-sized trees	> 8"	> 25.1"	Replacement to be similar to removed tree in value, size, and kind. Further consideration to be made by city's landscape architect.	Contact city's landscape architect: michelle.koo@hayward-ca.gov; 510.583.4208	
	Street trees	any DBH	any		Register for an e-Permit Portal account	
		any DBH	any		Submit application via e-permit portal	
	Native Trees (see other sheet)	> 4"	> 12.6"			
Palo Alto	Big Leaf Maple (Acer macrophyllum)	> 11.5"	> 36.1"	Tree replacement guidelines vary and are determined by urban forester.	Submit application by e-mailing to city.	
	California Incense Cedar (Calocedrus decurrens)					
	Coast Live Oak (Quercus agrifolia)					
	Valley Oak (Quercus lobata)					
	California Black Oak (Quercus kelloggii)					
	Blue Oak (Quercus douglasii)					
	Coast Redwood (Sequoia sempervirens)	> 18"	> 56.5"			
	Ordinanced-sized trees	> 15"	> 47.1"			
	Heritage Trees (See other sheet)	any DBH	any DBH			
Street Trees						
San Mateo	Heritage Trees (See other sheet)	> 15"	> 47.1"	Replacement must be in accordance with the Administrative Guidelines or pay an in-lieu fee. Permits for Removal may contain direction on location and species. Replant list: https://www.cityofsanmateo.org/DocumentCenter/View/66711/Official-Replant-List	Apply online for a permit by submitting a completed Tree Work Application.	
	Oak (Quercus spp.)	> 10"	> 31.4"			
Santa Cruz	Heritage Trees (See other sheet)	> 14"	> 44.0 "	< 12"	one 1-gallon	Submit application
				> 12"	one 5-gallon	
Walnut Creek	Ordinance-sized trees	> 9"	> 28.3"	Replacement standards not specified, to be determined by arborist.	Complete online application, city arborist to evaluate request	
Averages (excludes "any DBH"):		12.0	37.7			

City	Permit Fee	Ordinance Violation Penalty	Municipal Code Link	Removal permit link
Pleasanton	\$0	Civil penalty equal to the appraised value of the removed tree. If value cannot be determined, the penalty shall be \$5000.	https://library.qcode.us/lib/pleasanton_ca/pub/municipal_code/item/title_17-chapter_17_16	http://admin.cityofpleasantonca.gov/documents/landscape/Heritage%20Tree%20Application%20(Single%20Family%20Residential)%2021.pdf
Fremont	To be disclosed by hired contractor.	Restitution fees to fall on violator	https://www.codepublishing.com/CA/Fremont/html/Fremont12/Fremont1230.html	https://www.fremont.gov/permits/tree-permit/property-owner-tree-permit-application
		Two hundred fifty dollars for the first offense		
		Seven hundred fifty dollars for the second offense		
		One thousand dollars for the third and subsequent offenses		
Hayward	\$490 application fee	violator financially responsible for replacement tree	https://www.hayward-ca.gov/sites/default/files/documents/Article_15_TreePreservation.pdf	https://www.hayward-ca.gov/services/permits/tree-removalpruning-permit
		finest and penalties to be appraised by ISA		
Palo Alto	\$443 per removal (protected)	Street trees: \$100 per inch of damage	https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-65934#JD_Chapter8.10	tree-permit-application_fill-in-formcpa.pdf (cityofpaloalto.org)
	\$29 record management fee	Stop work- temporary moratorium (< 5years)		
	\$136 per removal (unprotected)	Civil penalty: \$10,000 per tree or twice the reproduction cost of each tree (whichever is higher)		
San Mateo	\$100 tree permit fee, and a refundable tree replant deposit (\$483 - \$740)	Heritage and Street Trees removed without a valid tree Removal permit shall be replaced with one 48" box tree or the equivalent	https://law.cityofsanmateo.org/us/ca/cities/san-mateo/code/13.40.150#(f)	https://www.cityofsanmateo.org/3371/Heritage-Tree-and-Street-Tree-Permits
		Civil penalty of up to \$10,000 per participant per tree for such illegal act and the civil penalty amount will be determined based upon the egregiousness of the conduct		
Santa Cruz	\$50 first tree, \$20 per additional	a fine of not less than five hundred dollars for a first offense and in doubling increments for each successive offense	https://www.codepublishing.com/CA/SantaCruz/html/SantaCruz09/SantaCruz0956.html	https://www.cityofsantacruz.com/home/showpublisheddocument/68631/636542002695700000
Walnut Creek	\$205	any highly protected dead tree, two hundred dollars (\$200.00) for each inch of circumference of the tree's stem	https://www.codepublishing.com/CA/WalnutCreek/html/WalnutCreek03/WalnutCreek0308.html#:~:text=3%2D8.03%20Tree%20Removal%20Permit%20Required.&text=No%20person%20shall%20cut%20down,permit%2C%20except%20as%20provided%20herein.	https://www.walnut-creek.org/departments-public-works/engineering-services/development-engineering/tree-removal-permit
		any other dead tree, one hundred dollars (\$100.00) for each inch of circumference of the tree's stem		
		healthy trees: a civil penalty of three (3) times the damage caused to the tree, or one thousand dollars (\$1,000.00)		

CITY OF PLEASANTON – URBAN FOREST MASTER PLAN SURVEY RESULTS 10-31-2023

The survey for the Urban Forest Master Plan was focused on getting input from residents regarding:

- The importance of the urban forest
- Threats to our urban forest
- Where residents would like to see more trees
- Resident support for planting and maintaining trees
- Management of the urban forest by the City
- What people know/think about the protection of trees
- Statistics regarding the respondents (age, owner vs. renter, neighborhood, etc.)

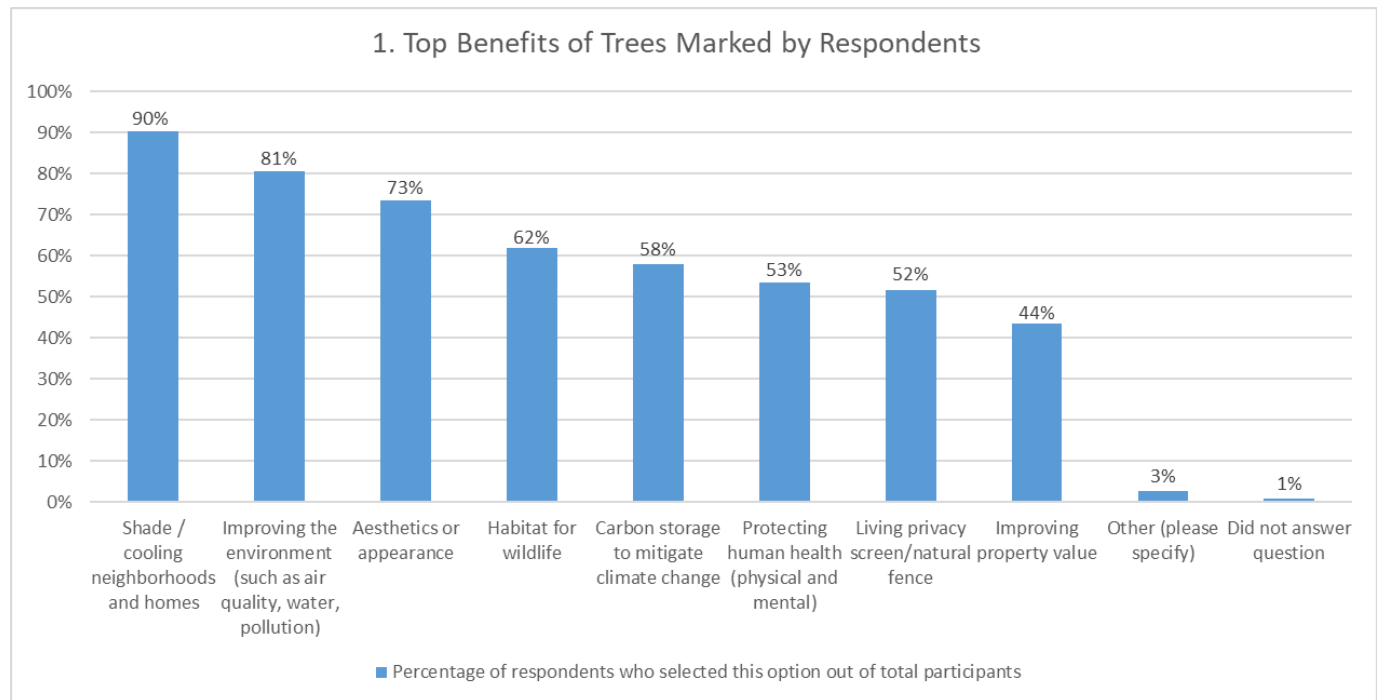
A summary of the findings of the survey are that:

- Over 600 people took the survey during the 3-month period it was open
- The benefits residents most appreciate regarding the urban forest are:
 - Shade/cooling (90%)
 - Environmental benefits (improved air quality, water, pollution) (81%)
 - Aesthetics (73%)
 - Habitat for wildlife (62%)
- Residents are most concerned about the impacts of the drought (69%) and rising temperatures (45%) on the urban forest
- Residents would like the City to prioritize planting more native and pollinator-friendly trees (42%), would like more trees planted each year (38%), and would like increased maintenance of dead, dying, and diseased trees (29%)
- The majority of residents support planting street trees (87%)
- The locations residents would like to see more trees planted is our streets and sidewalks (50%), parks (39%), biking and walking trails (34%), neighborhoods (27%), parking lots (23%), and schools (21%).
- 44% of residents would be willing to plant or maintain a tree on their property and even more (64%) would be willing to do so if they received financial or maintenance assistance
- The majority of residents would be willing to help improve the urban forest
- More residents would be willing to plant a tree if they received recommendations for trees that are less likely to damage property, if watering trees didn't cost as much, or if they had maintenance assistance
- 46% of residents that took the survey agree that the City effectively protects its trees, 32% were neutral, and 15% felt that the City does not effectively protect its trees
- The majority (75%) of residents knew that the City protected trees
- The majority (75%) of residents support the current level of tree protection, but some (17%) would like increased protection while others (22%) think certain trees should not be protected. 7% of residents feel that any tree should be allowed to be removed
- The majority (78%) of residents were aware that there is a penalty for unlawfully removing a heritage tree

- 33% of residents had experience with the City regarding tree removal. Of those people, 40% had a positive experience, 23% had a negative experience, and 37% were neutral
- The majority (58%) of residents either did not have an opinion regarding which trees should be exempt or felt that all trees should be protected. 32% of residents felt that certain trees should not be protected, with Eucalyptus, Redwood, Invasive trees, and Liquidambar topping the list
- 94% of respondents lived in Pleasanton while another 25% lived and worked in Pleasanton
- 91% of respondents were homeowners
- The greatest representation of people that took the survey (32%) live near downtown
- The majority of people that took the survey (81%) were 45 or older. The youth population was greatly under-represented.
- The majority of residents were highly educated with at least a bachelors degree (82%)
- The most effective way of getting people to take the survey was via email

Full survey results are listed below:

1. Of the following options, select the most important benefits that trees provide in your neighborhood (select all that apply).		
Tree Benefit Category (full description):	Most important benefits of trees according to respondents	Percentage of respondents who selected this option out of total participants
Shade / cooling neighborhoods and homes	545	90%
Improving the environment (such as air quality, water, pollution)	486	81%
Aesthetics or appearance	443	73%
Habitat for wildlife	373	62%
Carbon storage to mitigate climate change	349	58%
Protecting human health (physical and mental)	322	53%
Living privacy screen/natural fence	312	52%
Improving property value	263	44%
Other (please specify)	16	3%
Did not answer question	5	1%

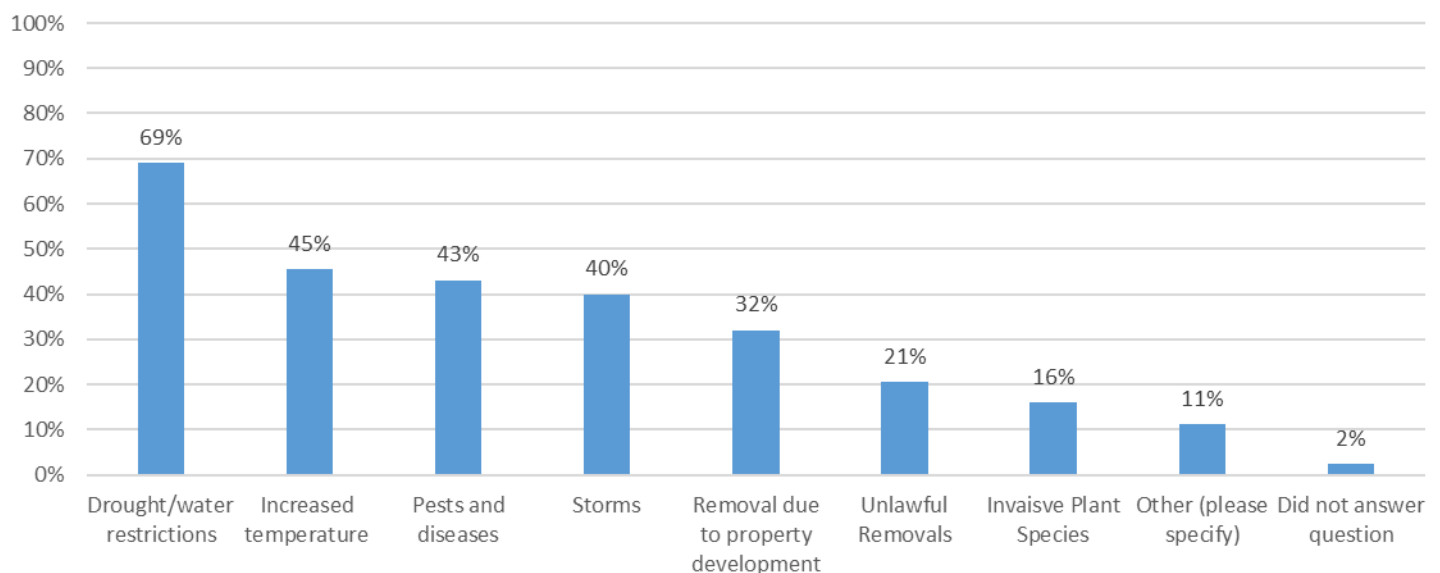


Question 1: Of the following options, select the most important benefits that trees provide in your neighborhood – “Other” Responses

Other Responses	Count
Protecting against soil erosion through soil stabilization	3
Noise Abatement	3
Better Quality of Life	3
Increased oxygen	2
Promote bikeable and walkable community, and promote safety by slowing down drivers	2
Stormwater Abatement	1
Provide food	1
Provide good material for compost (for deciduous trees in the fall)	1
Notification of Seasons	1

2. Of the following options, select the threats facing trees in your neighborhood (select all that apply)		
Neighborhood Tree Threat Category (full description):	Top threats facing trees according to respondents	Percentage of respondents who selected this option out of total participants
Drought/water restrictions	416	69%
Increased temperature	274	45%
Pests and diseases	260	43%
Storms	241	40%
Removal due to property development	193	32%
Unlawful Removals	124	21%
Invasive Plant Species	97	16%
Other (please specify)	67	11%
Did not answer question	14	2%

2. Percentage of respondents who selected this option out of total participants



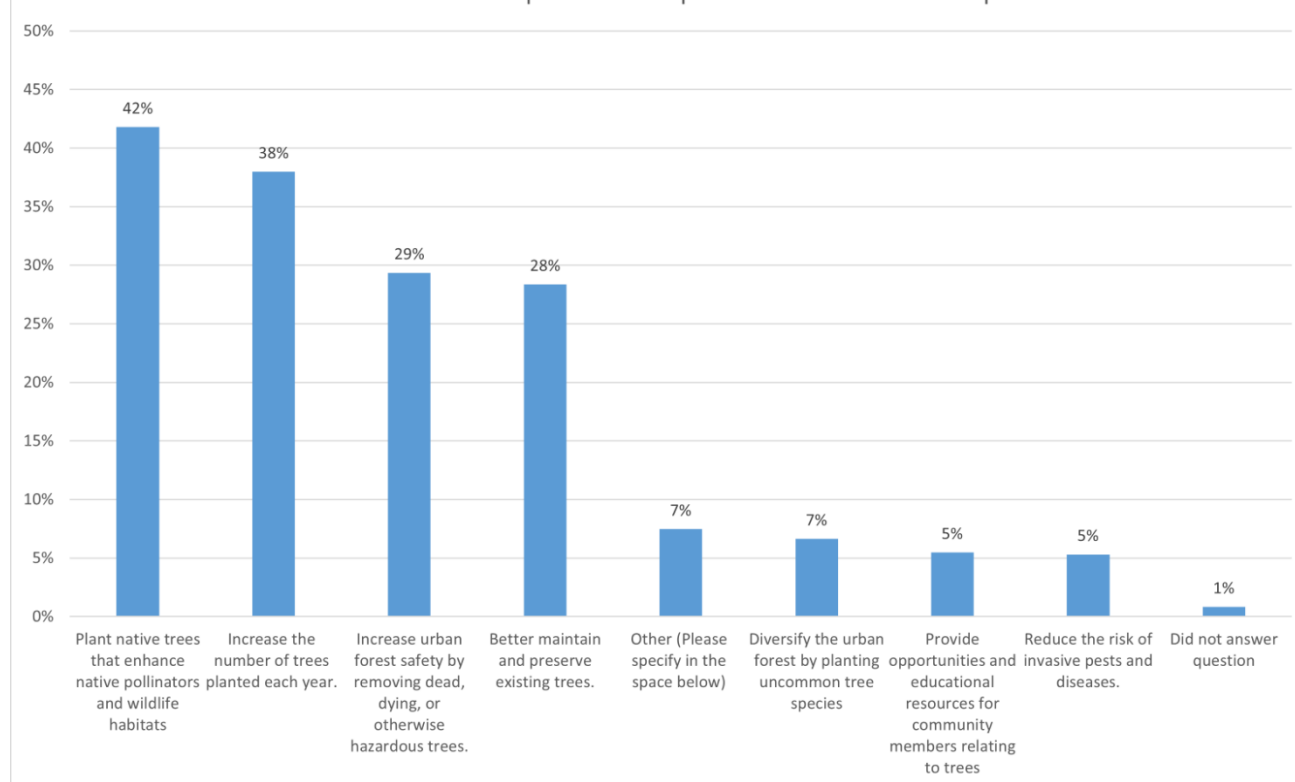
Question 2: Of the following options, select the threats facing trees in your neighborhood – “Other” Responses

Other Responses	Count
Improper tree trimming or lack of tree trimming, poor tree management	18
Aging, dead or dying trees	12
Wrong species of trees planted for the area	3
Water quality, chemicals in irrigation water or recycled water	3
The City /Pleasanton parks dept (not enforcing ordinance, improper trimming, not replacing dead trees etc)	2
Fallen Foliage unsafe	1
Fire risk	1
Above ground powerlines	1
Human encroachment and restrictive planting spaces	1
Constraints of time and money to water and maintain trees	1
Lawful removals that seem unnecessary.	1
Kids racing electric bikes through nature areas (Kottinger) and causing erosion.	1
Lack of plantable areas for trees	1
Fake turf leading to increased ground temperatures	1

3. Pleasanton's Urban Forest Master Plan will be a comprehensive guide for the City's tree management for the next 25 years. What would you like to see the City prioritize?

Preferences for City Priorities in UFMP (full description):	Number of survey respondents who selected the following UFMP Prioritization category:	Measures in the UFMP update that respondents would like to see prioritized
Plant native trees that enhance native pollinators and wildlife habitats	252	42%
Increase the number of trees planted each year.	229	38%
Increase urban forest safety by removing dead, dying, or otherwise hazardous trees.	177	29%
Better maintain and preserve existing trees.	171	28%
Other (Please specify in the space below)	45	7%
Diversify the urban forest by planting uncommon tree species	40	7%
Provide opportunities and educational resources for community members relating to trees	33	5%
Reduce the risk of invasive pests and diseases.	32	5%
Did not answer question	5	1%

3. Measures in the UFMP update that respondents would like to see prioritized

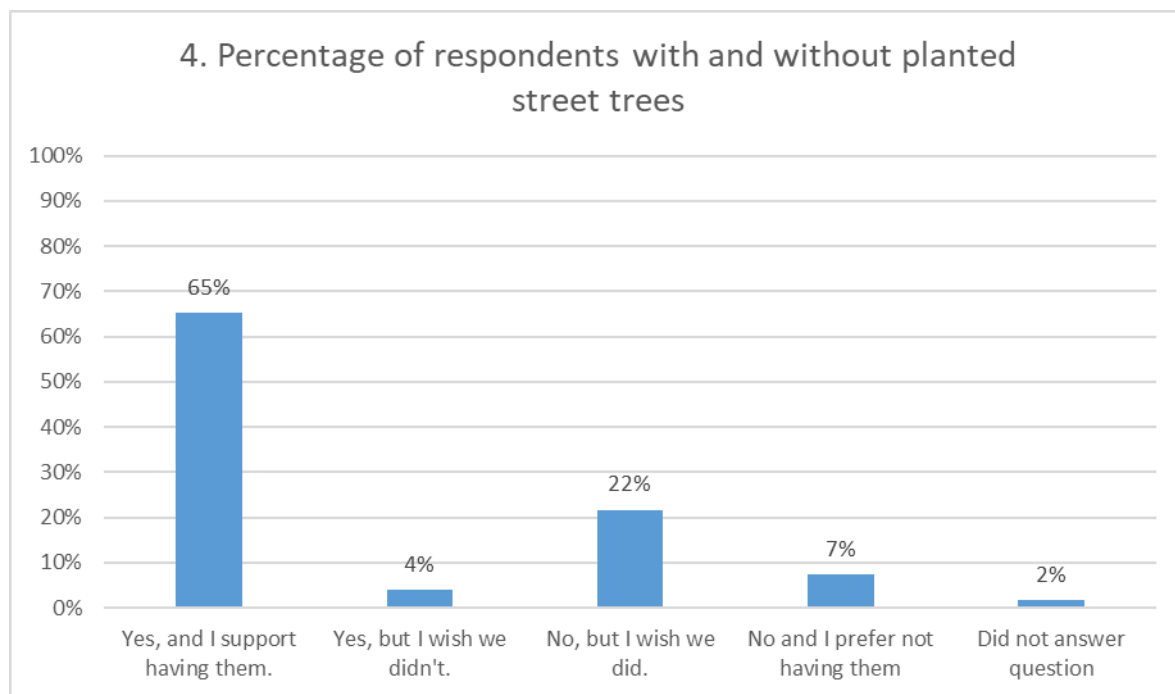


Question 3: Pleasanton's Urban Forest Master Plan will be a comprehensive guide for the City's tree management for the next 25 years. What would you like to see the City prioritize? – “Other” Responses

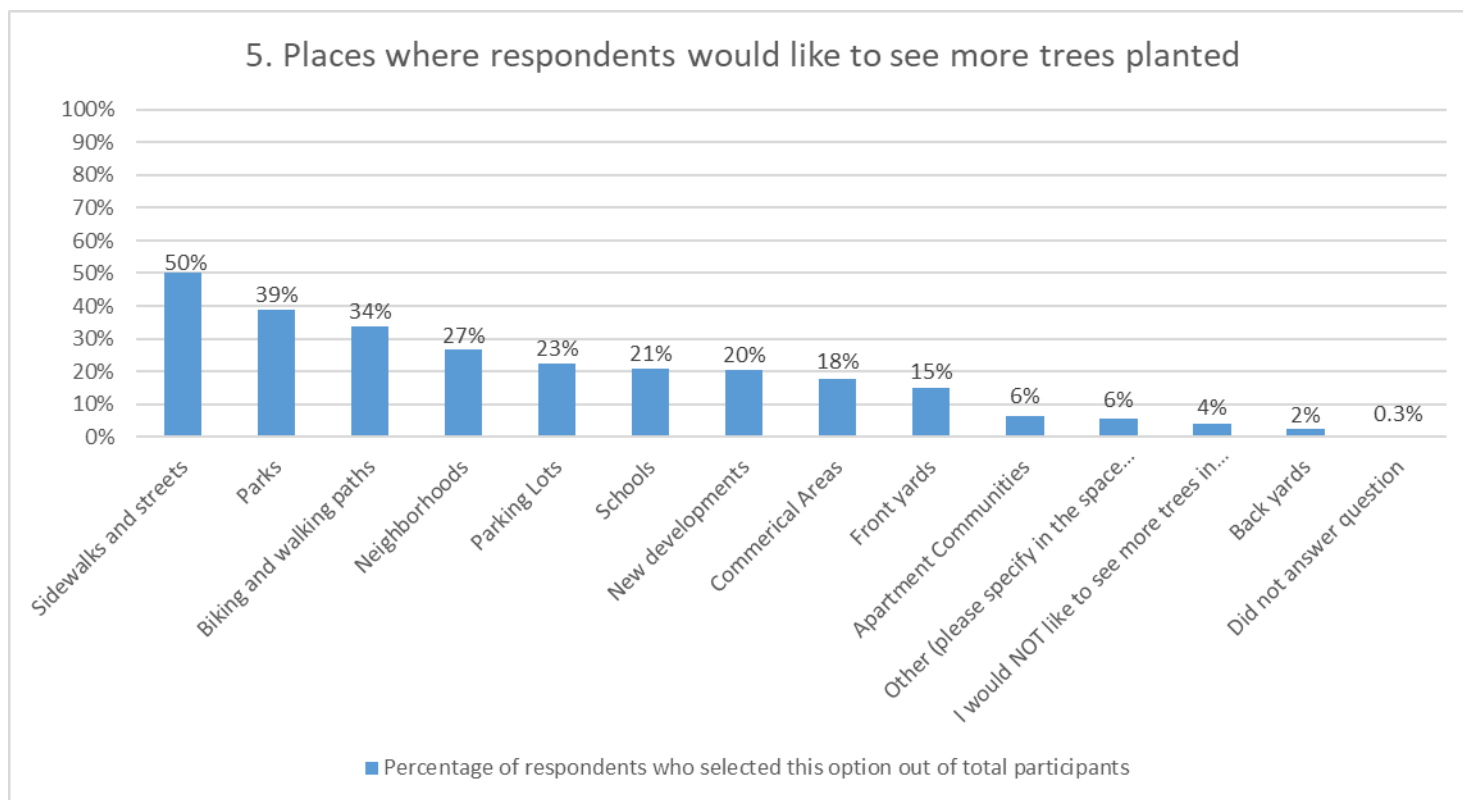
Other Responses	Count
Remove Eucalyptus trees that pose a fire or fallen limb risk	6
Provide financial incentives or assistance to property owners for maintaining trees or removing dead or diseased trees	4
Reduce or get rid of tree permit requirements for removing trees on private property	4
Better tree pruning and maintenance	3
Replace dead and dying trees	3
Don't plan trees that produce lots of pollen	3
Equity of tree coverage	2
Hold people who remove trees illegally accountable	2
Plant fruit bearing trees and harvest for local food	2
Create and preserve adequate planting space	1
Plant more native shrubs	1
Right species right place	1
Keep dead or dying trees that don't present a risk for wildlife habitat	1
Put power lines underground	1
Proactively mitigate wildfire threats	1
Heat Mitigation	1
Rewild our hills, maybe even buy ranch spaces to rewild the area.	1
Create exemptions for tree removal when related to property line	1
Reduce or get rid of tree permit requirements for removing trees that pose a hazard	1
Add more rules around trees and development	1
Make rules around trees clearer	1

4. Does your neighborhood have planted street trees (street trees- any tree that is planted in the public right-of-way near and along the roadways which shade sidewalks and grow over the road)?

Feelings on Planted City Trees Category:	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Yes, and I support having them.	393	65%
Yes, but I wish we didn't.	24	4%
No, but I wish we did.	131	22%
No and I prefer not having them	44	7%
Did not answer question	11	2%



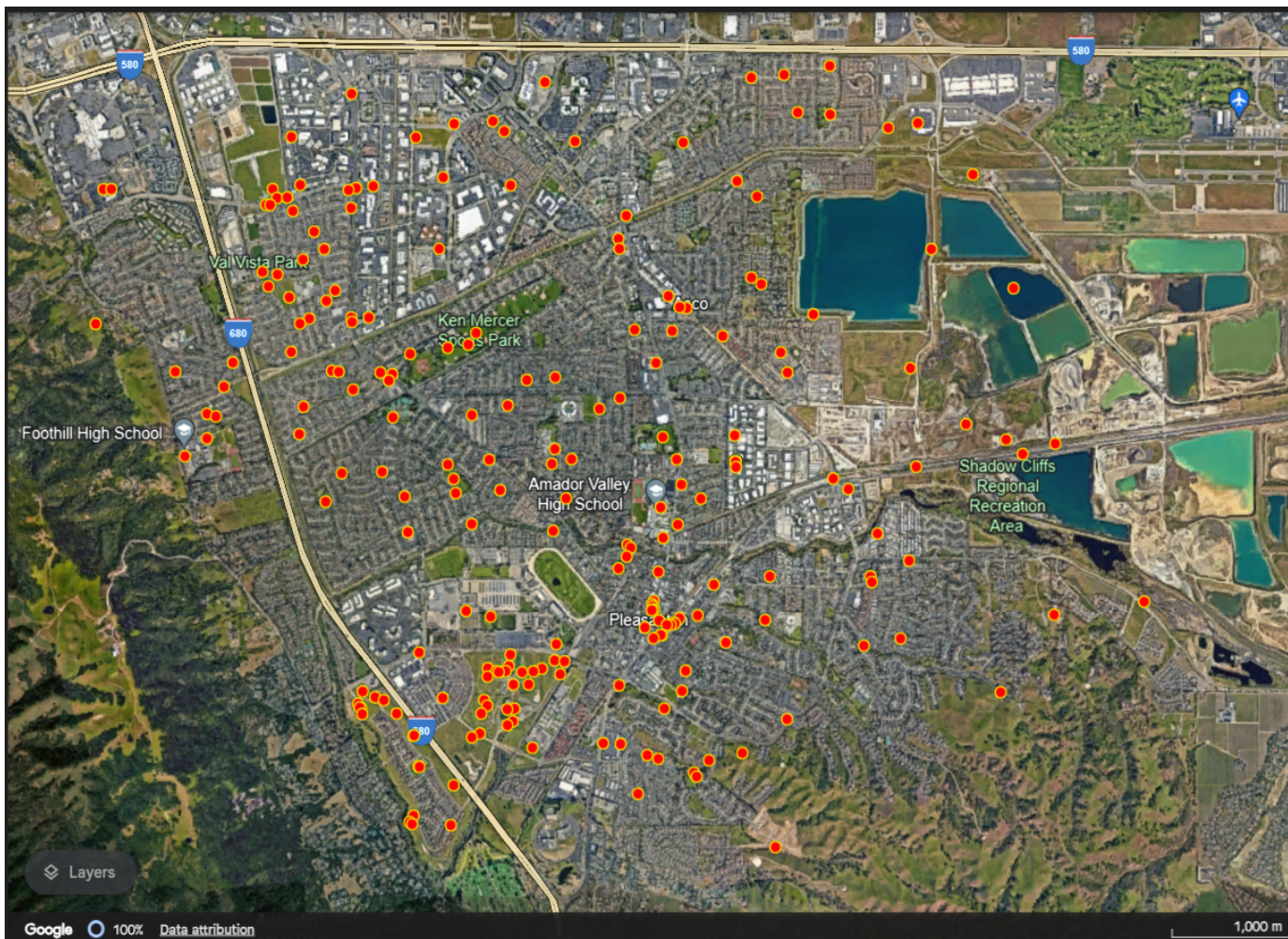
5. Where would you like to see more trees planted in Pleasanton?		
Where respondents would like trees planted category (full description):	Number of survey respondents who selected this option:	Percentage of respondents who selected this option out of total participants
Sidewalks and streets	303	50%
Parks	235	39%
Biking and walking paths	203	34%
Neighborhoods	162	27%
Parking Lots	136	23%
Schools	125	21%
New developments	122	20%
Commercial Areas	106	18%
Front yards	90	15%
Apartment Communities	38	6%
Other (please specify in the space below)	34	6%
I would NOT like to see more trees in Pleasanton	23	4%
Back yards	14	2%
Did not answer question	2	0.3%



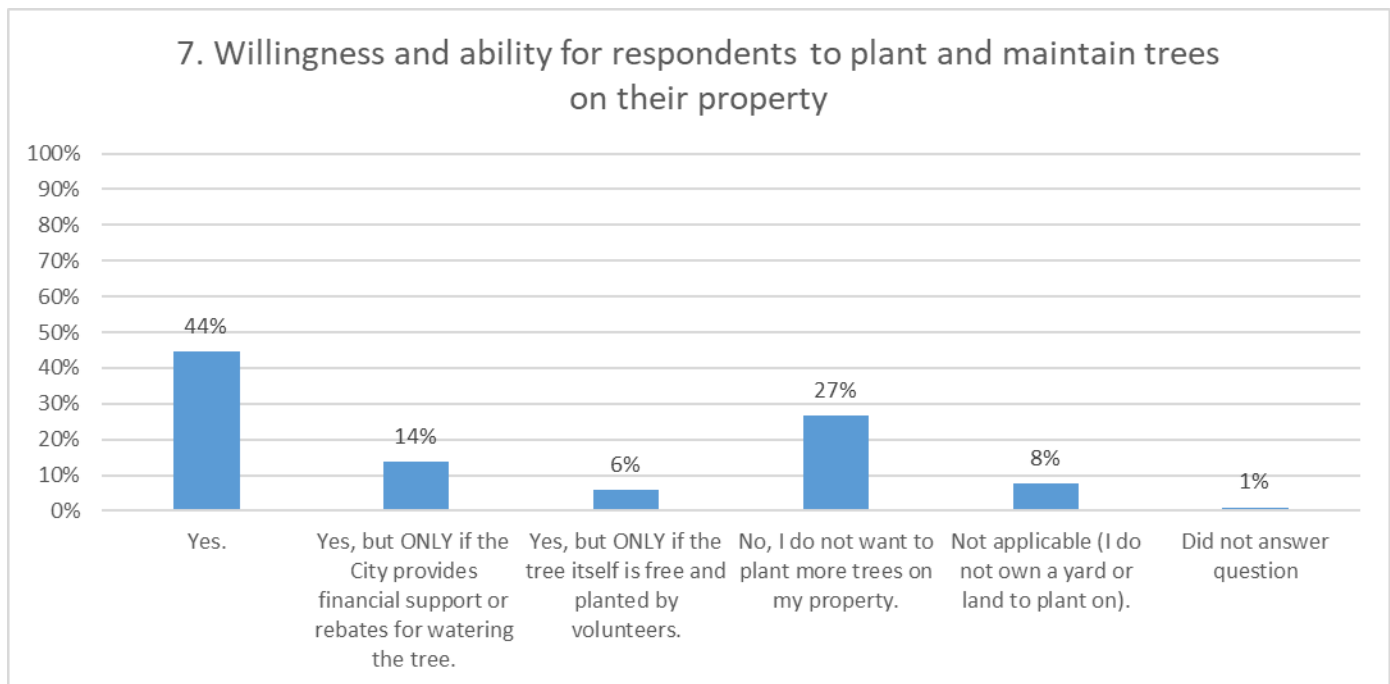
Question 5: Where would you like to see more trees planted in Pleasanton? – “Other” Responses

Other Responses	Count
Better management of existing trees	6
Everywhere	4
Content with existing trees	2
HOA managed open space	1
Near freeways	1
Downtown/Main St.	2
More trees are not needed, but meaningful management of existing trees.	1
The new sports complex off Bernal is very bare looking, it's a bit of an eyesore coming off the freeway, heading to our Downtown.	1
I would like to see the street trees that had to be removed on Second Street, replaced by the City. This would preserve the old town look of Second Street!	1
Where the roots won't impact roads, bike lanes, sidewalks and parks.	1
Valley Ave between Busch and Stanley and also Valley Ave from sports park roundabouts to Richert Lumber	1
Stoner Drive along the treatment fields and the sidewalks	1
In places that can accommodate and lack shade trees	1
Where they are needed as recommended by an actual arborist.	1
Marilyn Kane trail	1
If a building was built without an understanding of direct solar gain through windows that heats up a building and then the use of air conditioning, encourage trees on south and west sides of buildings.	1

6. Where should the City of Pleasanton plant more trees?

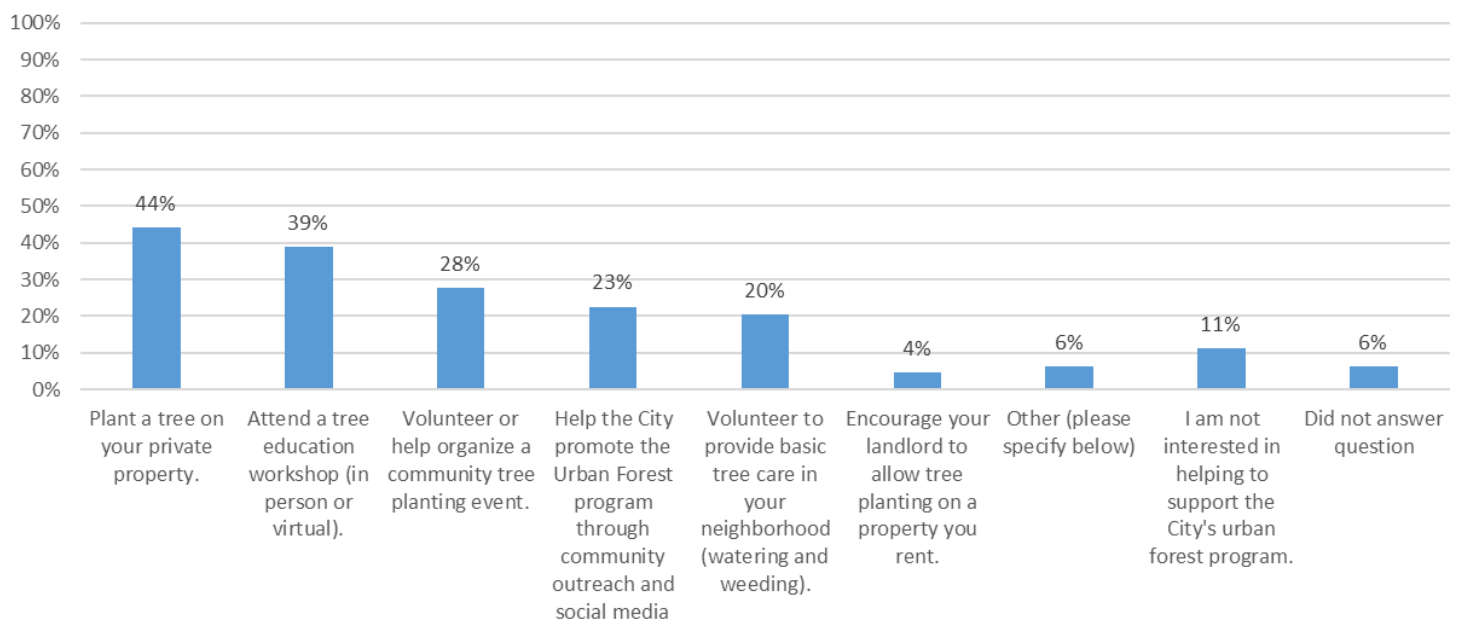


7. Would you be willing to plant, maintain, and care for a tree on your property?		
Feelings on Planted City Trees Category (full description):	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Yes.	268	44%
Yes, but ONLY if the City provides financial support or rebates for watering the tree.	83	14%
Yes, but ONLY if the tree itself is free and planted by volunteers.	35	6%
No, I do not want to plant more trees on my property.	160	27%
Not applicable (I do not own a yard or land to plant on).	46	8%
Did not answer question	6	1%



8. Which of the following activities would you be willing to participate in?		
Activities that respondents would do Category (full description):	Number of survey respondents who selected this option:	Percentage of respondents who selected this option out of total participants
Plant a tree on your private property.	266	44%
Attend a tree education workshop (in person or virtual).	235	39%
Volunteer or help organize a community tree planting event.	167	28%
Help the City promote the Urban Forest program through community outreach and social media	136	23%
Volunteer to provide basic tree care in your neighborhood (watering and weeding).	123	20%
Encourage your landlord to allow tree planting on a property you rent.	27	4%
Other (please specify below)	38	6%
I am not interested in helping to support the City's urban forest program.	67	11%
Did not answer question	38	6%

8. Activities in which respondents would be willing to participate

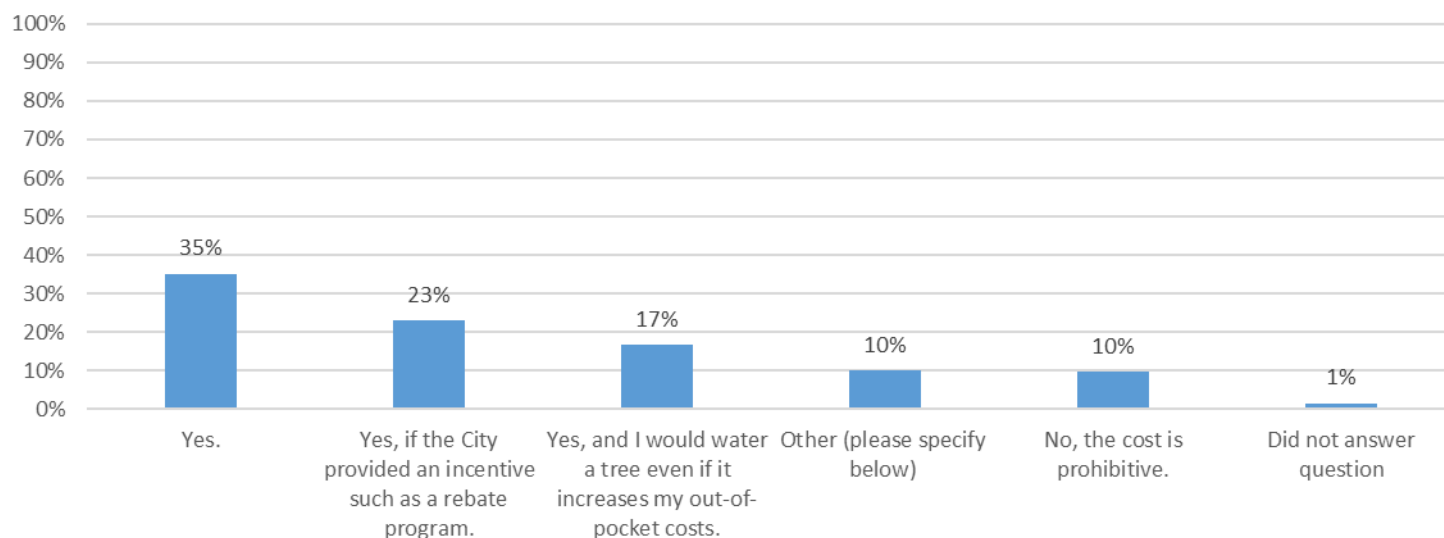


Question 8: Which of the following activities would you be willing to participate in? – “Other” Responses

Other Responses	Count
Old age or personal health prevents active involvement	4
Volunteer to plant trees	3
Voluntarily planting trees on their own property	2
Help identify/send photos of damaged, diseased or hazardous trees	2
Help consult and advise on tree decisions - for those with credentials	2
Advocate for native trees such as Oaks, which are being removed by developers	1
Assist with grant writing for the City	1
Donate money	1
Community Garden opportunities	1
Clean out storm drains that get blocked in winter	1
Volunteer to remove dead and non-native trees and plant native trees along Arroyo Del Valle.	1
Landscape freeway ramps	1
Brainstorm ways to improve water situation	1
Be an engaged citizen	1
In the interest of shrub awareness for carbon sequestration, I'm happy to show mature, successful examples on my property. I'll also share seeds.	1

9. Would you be willing to water a newly planted tree for up to three years on or near your property?		
Feelings on Planted City Trees Category (full description):	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Yes.	212	35%
Yes, if the City provided an incentive such as a rebate program.	139	23%
Yes, and I would water a tree even if it increases my out-of-pocket costs.	100	17%
Other (please specify below)	60	10%
No, the cost is prohibitive.	59	10%
Did not answer question	9	1%

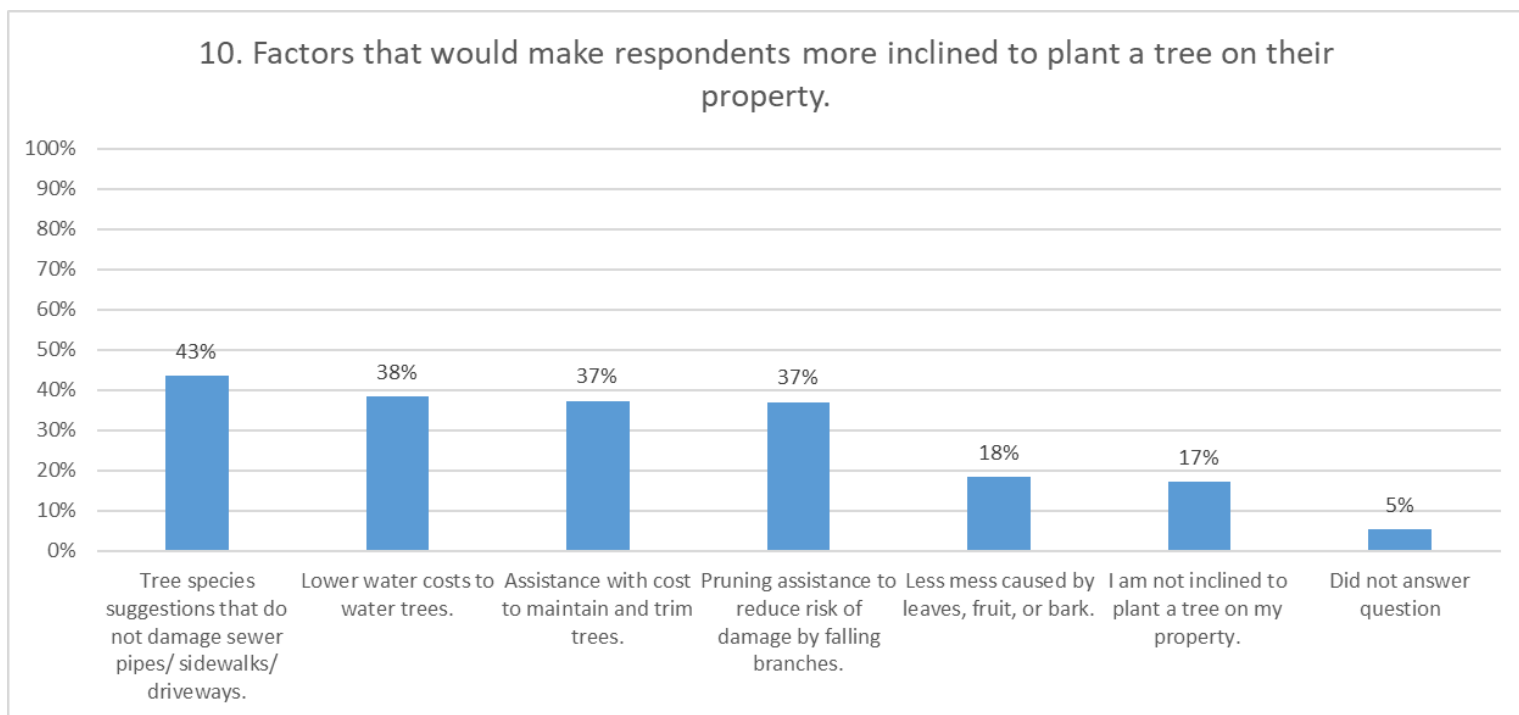
9. Willingness of respondents to water a newly planted tree for up to 3 years on or near thier property



Question 9: Would you be willing to water a newly planted tree for up to three years on or near your property? - "Other" Responses

Other Responses	Count
I already have many trees on my property, no room for additional trees	15
I cannot physically deal with this due to age or health condition	8
I live in an apartment, or rent	3
I do not live in Pleasanton	2
Time commitment, sustained maintenance	2
The trees I am requesting to be replaced already have a watering system.	1
No access to outdoor water at my apt complex	1
Could only assist with weed pulling and brush removal around native trees	1
Need additional information on costs and time commitment needed to care for a tree	1
I already volunteer to maintain the Sensory Garden by the Senior Center	1

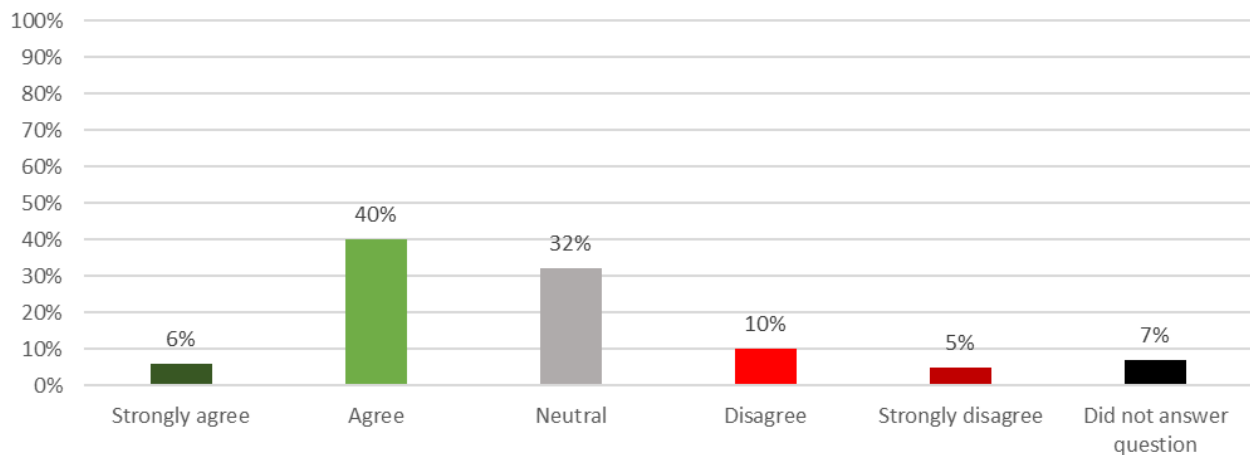
10. What factors would make you more inclined to plant a tree on your property?		
Factors that would make respondents more inclined to plant a tree on their property Category (full description):	Number of survey respondents who selected this option:	Percentage of respondents who selected this option out of total participants
Tree species suggestions that do not damage sewer pipes/ sidewalks/ driveways.	262	43%
Lower water costs to water trees.	232	38%
Assistance with cost to maintain and trim trees.	225	37%
Pruning assistance to reduce risk of damage by falling branches.	223	37%
Less mess caused by leaves, fruit, or bark.	111	18%
I am not inclined to plant a tree on my property.	103	17%
Did not answer question	33	5%



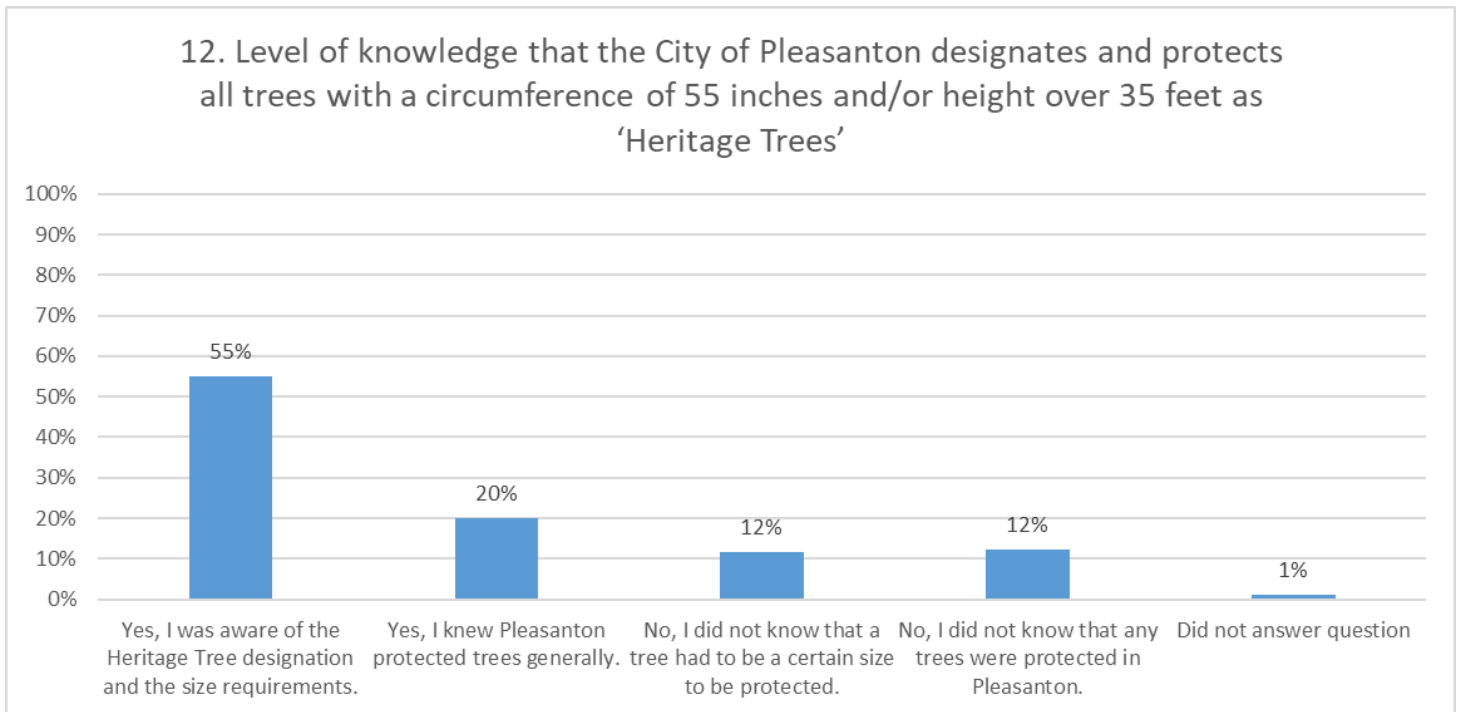
11. Please select your level of agreement with the following statement: "I think Pleasanton effectively protects its trees."

Level of agreement on statement: "Pleasanton effectively protects its trees" Category:	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Strongly agree	36	6%
Agree	242	40%
Neutral	193	32%
Disagree	61	10%
Strongly disagree	29	5%
Did not answer question	42	7%

11. Level of agreement with the following statement: "I think Pleasanton effectively protects its trees."

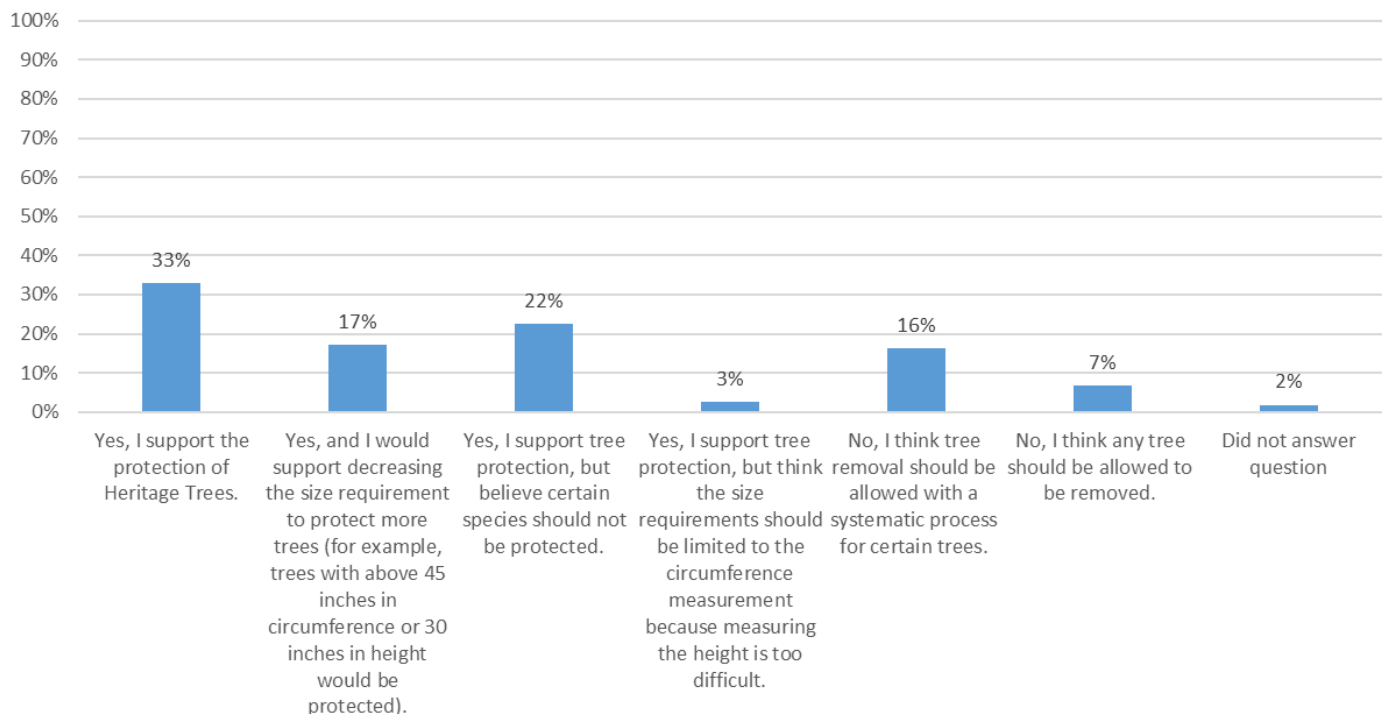


12. Did you know that the City of Pleasanton designates and protects all trees with a circumference of 55 inches and/or height over 35 feet as 'Heritage Trees'?		
Level of knowledge that the City of Pleasanton designates and protects all trees with a circumference of 55 inches and/or height over 35 feet as 'Heritage Trees'?	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Yes, I was aware of the Heritage Tree designation and the size requirements.	332	55%
Yes, I knew Pleasanton protected trees generally.	121	20%
No, I did not know that a tree had to be a certain size to be protected.	70	12%
No, I did not know that any trees were protected in Pleasanton.	74	12%
Did not answer question	6	1%

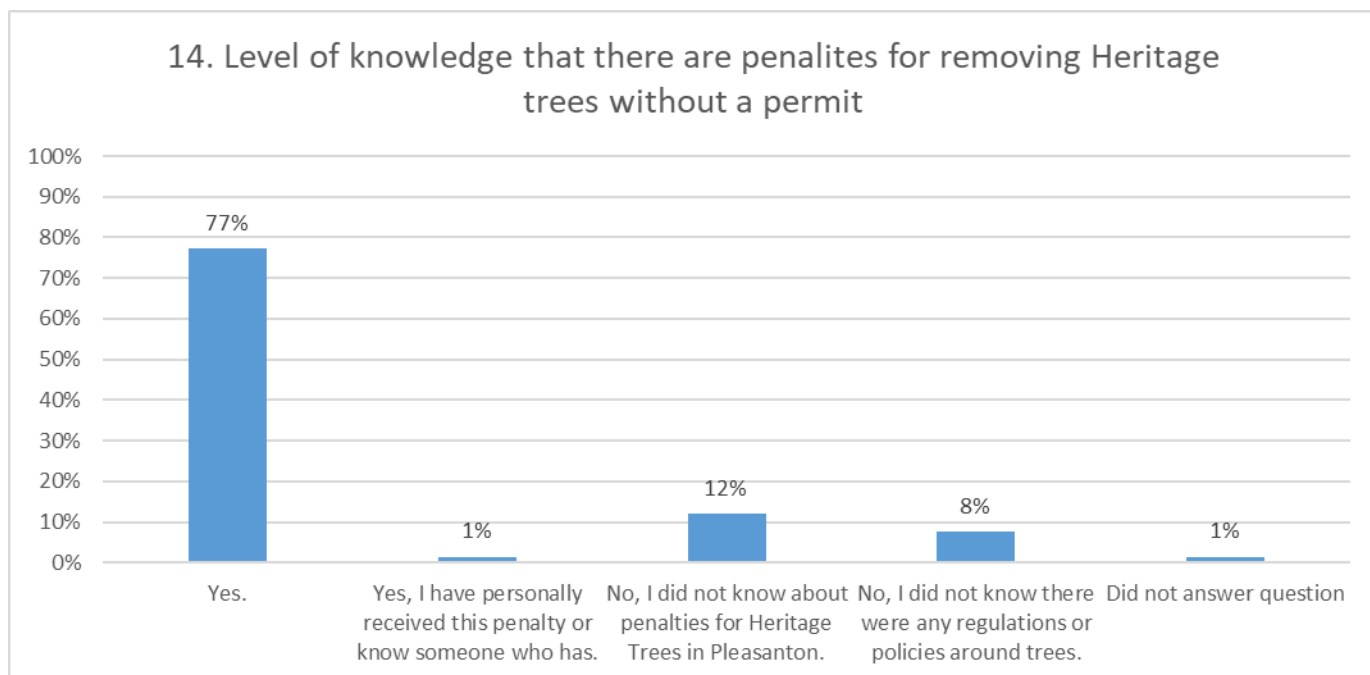


13. Do you support this level of protection for Heritage Trees?		
Level of support for protection of Heritage Trees category (full description):	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Yes, I support the protection of Heritage Trees.	198	33%
Yes, and I would support decreasing the size requirement to protect more trees (for example, trees with above 45 inches in circumference or 30 inches in height would be protected).	104	17%
Yes, I support tree protection, but believe certain species should not be protected.	135	22%
Yes, I support tree protection, but think the size requirements should be limited to the circumference measurement because measuring the height is too difficult.	16	3%
No, I think tree removal should be allowed with a systematic process for certain trees.	98	16%
No, I think any tree should be allowed to be removed.	41	7%
Did not answer question	11	2%

13. Level of support for protection of Heritage Trees



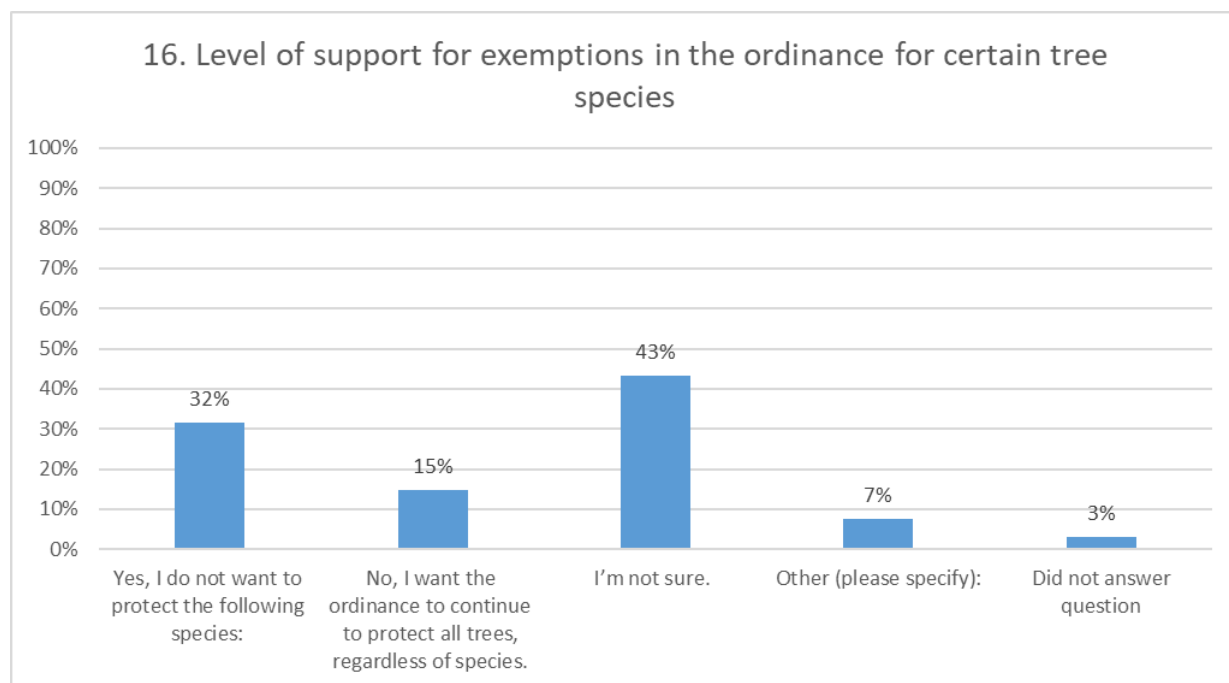
14. Did you know that there is a penalty for removing Heritage Trees without a permit?		
Level of knowledge that there are penalties for removing Heritage trees without a permit Category (full description):	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Yes.	466	77%
Yes, I have personally received this penalty or know someone who has.	9	1%
No, I did not know about penalties for Heritage Trees in Pleasanton.	73	12%
No, I did not know there were any regulations or policies around trees.	46	8%
Did not answer question	9	1%



15. Have you had experience with the city regarding tree removal?		
Level of experience with the city regarding tree removal Category (full description):	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Yes	74	12%
Yes, and it was a good experience.	81	13%
Yes, and it was a bad experience.	47	8%
No	311	52%
No, and I don't want to.	28	5%
No, but I know about the process.	52	9%
Did not answer question	10	2%

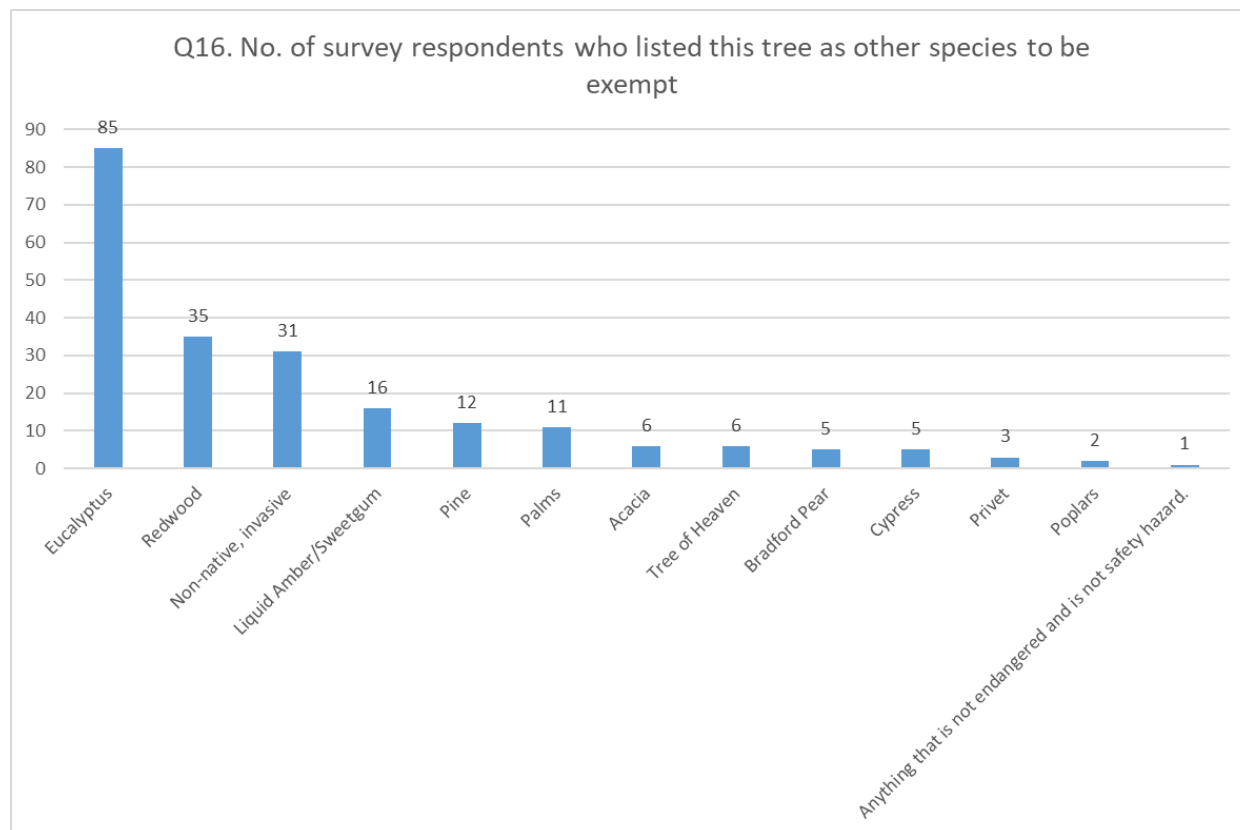


16. Do you support exemptions in the ordinance for certain tree species?		
Level of support for exemptions in the ordinance for certain tree species Category (full description):	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Yes, I do not want to protect the following species:	190	32%
No, I want the ordinance to continue to protect all trees, regardless of species.	89	15%
I'm not sure.	261	43%
Other (please specify):	45	7%
Did not answer question	18	3%

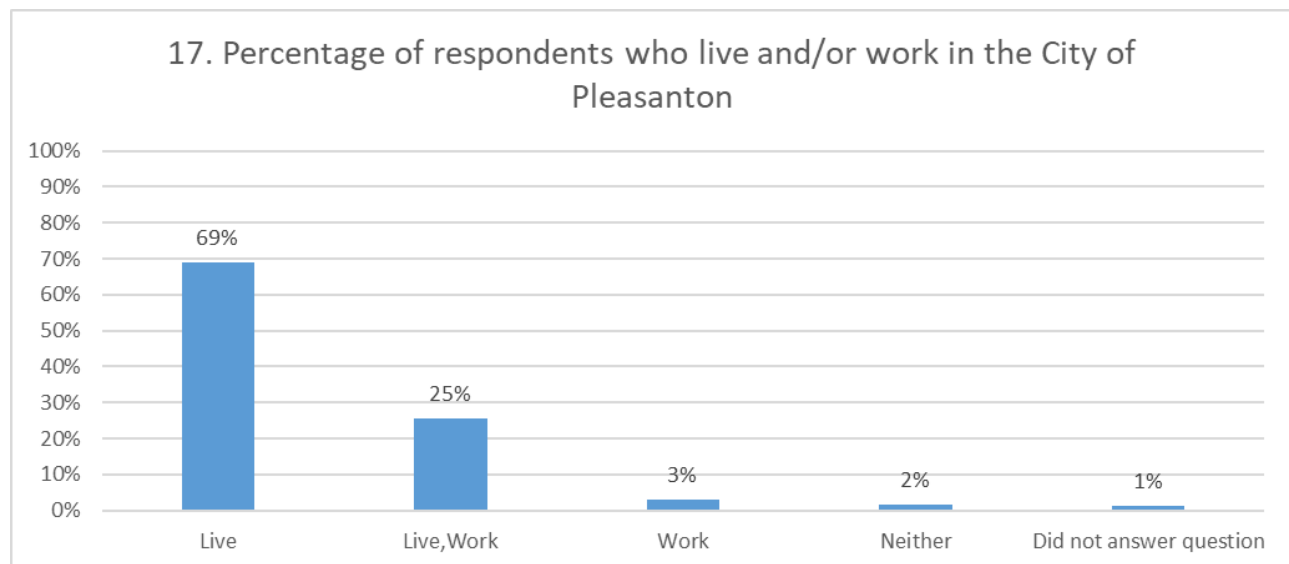


Question 16: Do you support exemptions in the ordinance for certain tree species? - "Other" Responses

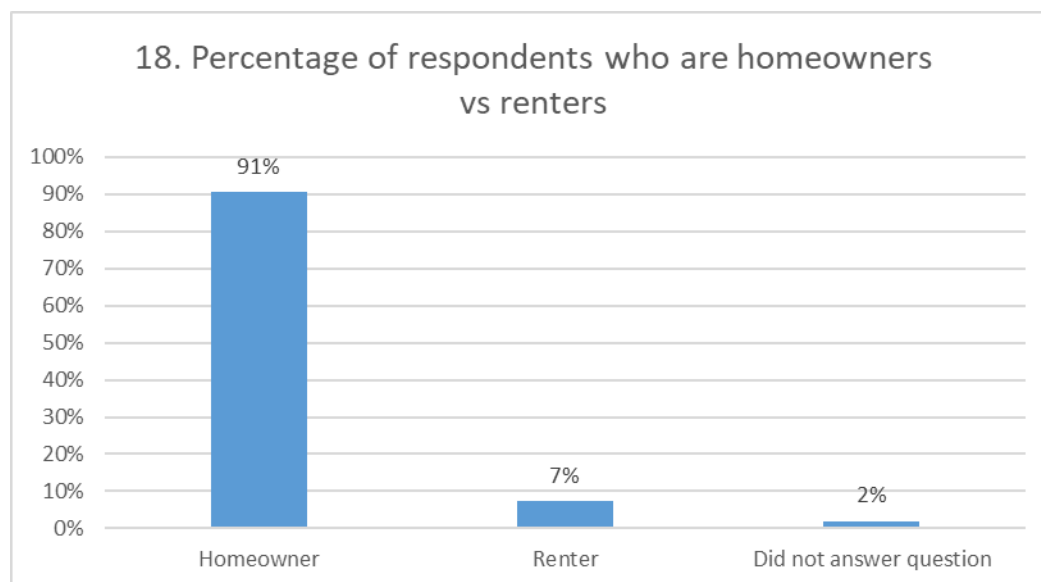
Other Responses	Number of survey respondents who listed this tree as other species to be exempt
Eucalyptus	85
Redwood	35
Liquid Amber/Sweetgum	16
Non-native, invasive	31
Pine	12
Palms	11
Acacia	6
Tree of Heaven	6
Bradford Pear	5
Cypress	5
Privet	3
Poplars	2
Anything that is not endangered and is not safety hazard.	1



17. Do you live or work in the City of Pleasanton?		
Do you live or work in City of Pleasanton Category:	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Live	415	69%
Live, Work	153	25%
Work	18	3%
Neither	10	2%
Did not answer question	7	1%

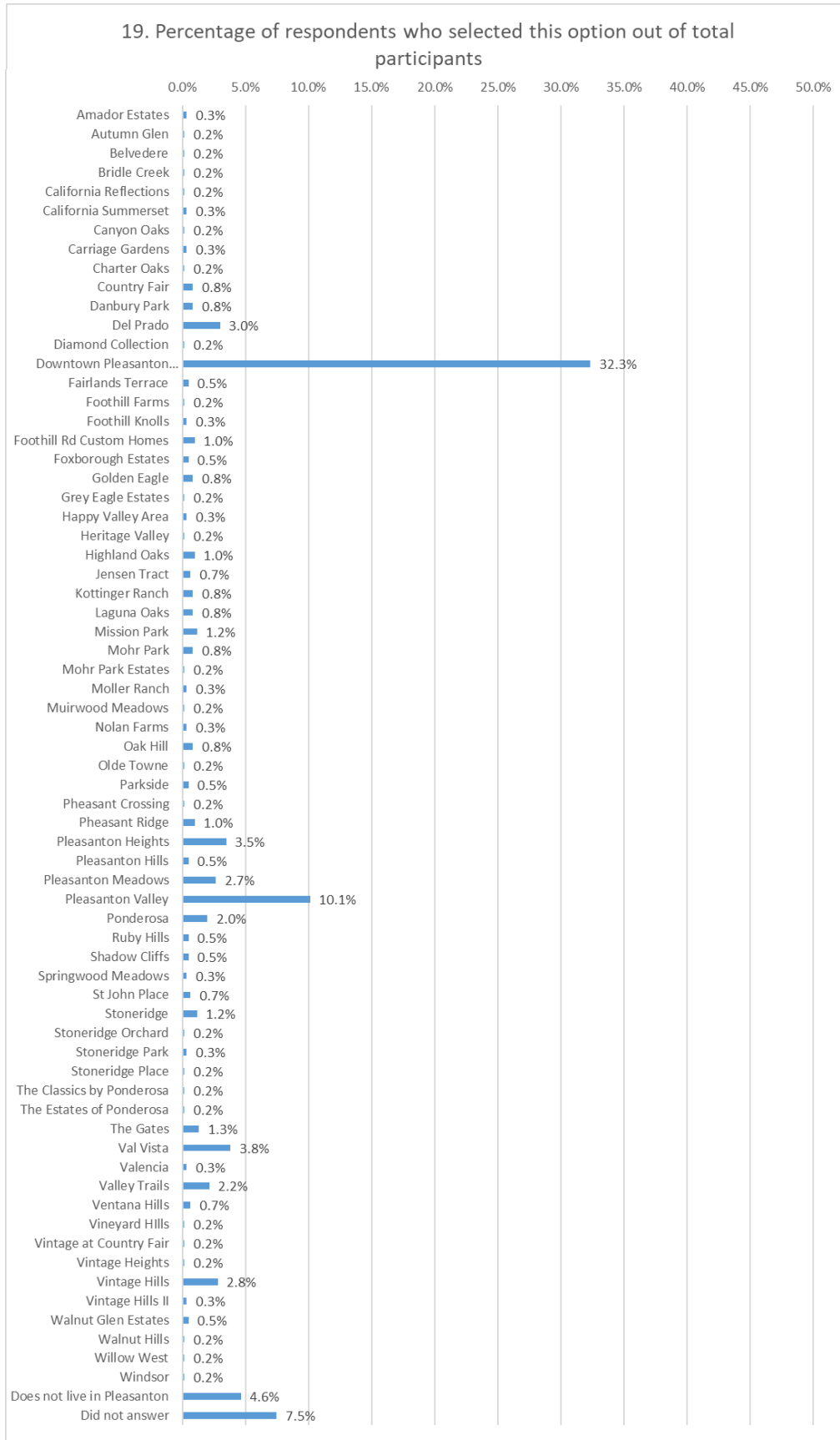


18. Which best describes your current housing situation?		
Current housing situation Category:	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Homeowner	546	91%
Renter	45	7%
Did not answer question	12	2%

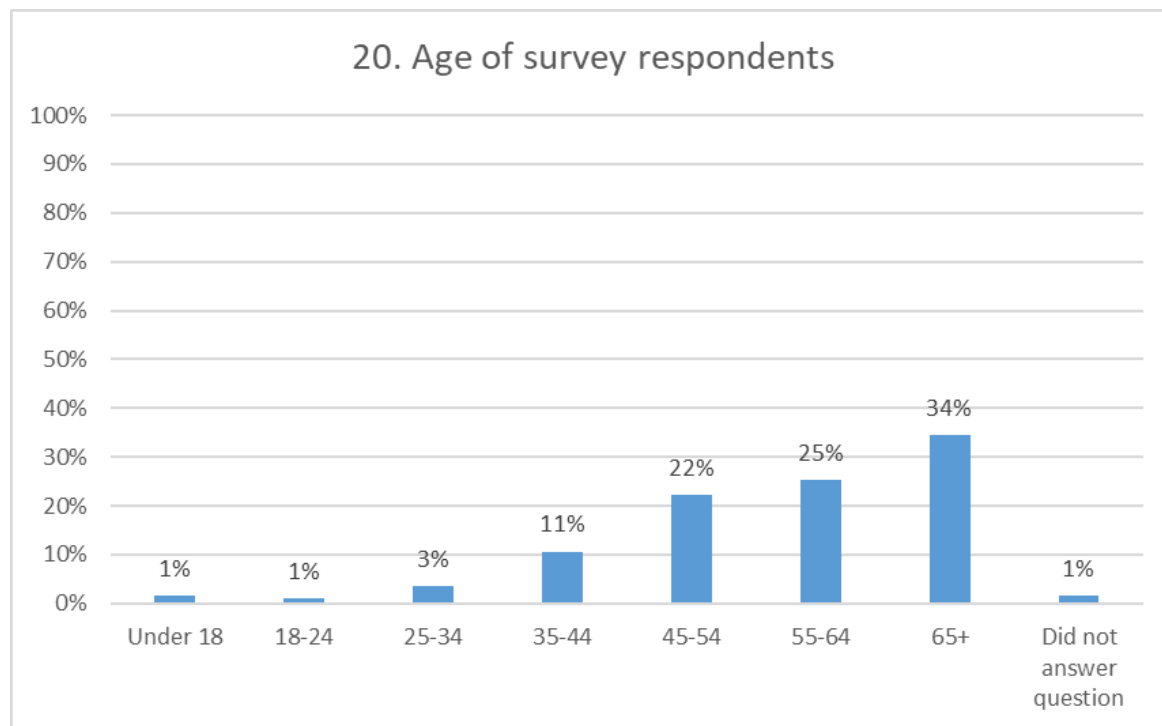


19. What neighborhood do you live in?		
Neighborhood	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Amador Estates	2	0.3%
Autumn Glen	1	0.2%
Belvedere	1	0.2%
Bridle Creek	1	0.2%
California Reflections	1	0.2%
California Summerset	2	0.3%
Canyon Oaks	1	0.2%
Carriage Gardens	2	0.3%
Charter Oaks	1	0.2%
Country Fair	5	0.8%
Danbury Park	5	0.8%
Del Prado	18	3.0%
Diamond Collection	1	0.2%
Downtown Pleasanton Area	195	32.3%
Fairlands Terrace	3	0.5%
Foothill Farms	1	0.2%
Foothill Knolls	2	0.3%
Foothill Rd Custom Homes	6	1.0%
Foxborough Estates	3	0.5%
Golden Eagle	5	0.8%
Grey Eagle Estates	1	0.2%
Happy Valley Area	2	0.3%
Heritage Valley	1	0.2%
Highland Oaks	6	1.0%
Jensen Tract	4	0.7%
Kottinger Ranch	5	0.8%
Laguna Oaks	5	0.8%
Mission Park	7	1.2%
Mohr Park	5	0.8%
Mohr Park Estates	1	0.2%
Moller Ranch	2	0.3%
Muirwood Meadows	1	0.2%
Nolan Farms	2	0.3%
Oak Hill	5	0.8%
Olde Towne	1	0.2%
Parkside	3	0.5%
Pheasant Crossing	1	0.2%
Pheasant Ridge	6	1.0%

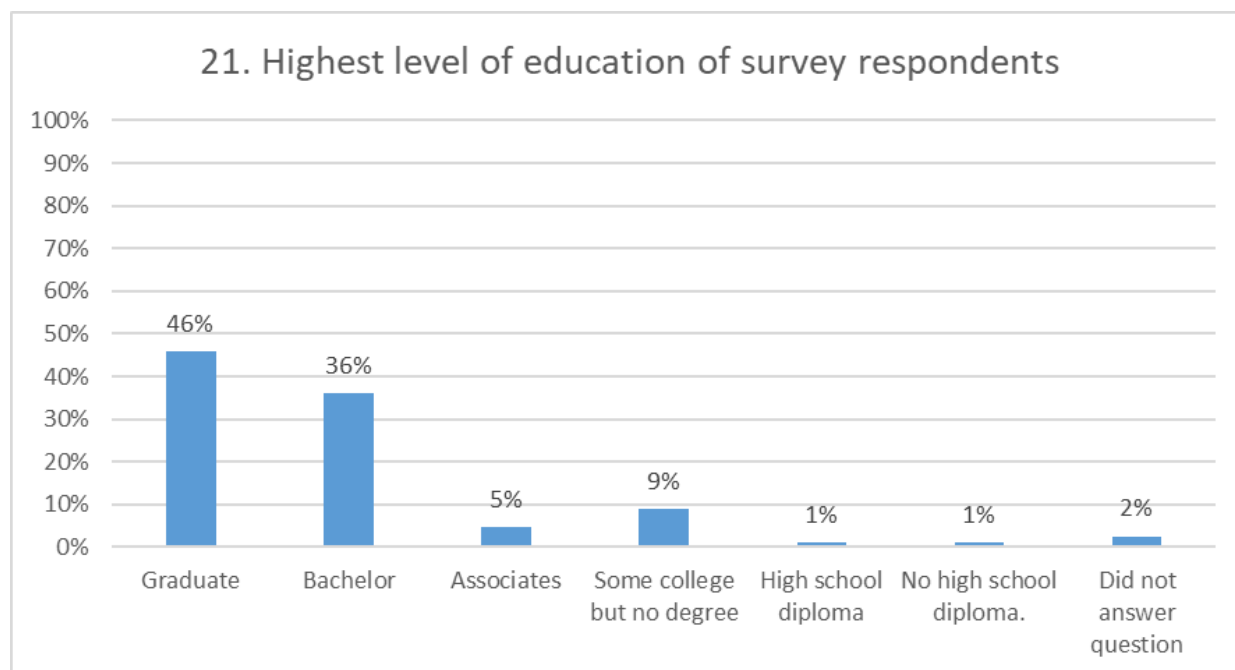
Pleasanton Heights	21	3.5%
Pleasanton Hills	3	0.5%
Pleasanton Meadows	16	2.7%
Pleasanton Valley	61	10.1%
Ponderosa	12	2.0%
Ruby Hills	3	0.5%
Shadow Cliffs	3	0.5%
Springwood Meadows	2	0.3%
St John Place	4	0.7%
Stoneridge	7	1.2%
Stoneridge Orchard	1	0.2%
Stoneridge Park	2	0.3%
Stoneridge Place	1	0.2%
The Classics by Ponderosa	1	0.2%
The Estates of Ponderosa	1	0.2%
The Gates	8	1.3%
Val Vista	23	3.8%
Valencia	2	0.3%
Valley Trails	13	2.2%
Ventana Hills	4	0.7%
Vineyard Hills	1	0.2%
Vintage at Country Fair	1	0.2%
Vintage Heights	1	0.2%
Vintage Hills	17	2.8%
Vintage Hills II	2	0.3%
Walnut Glen Estates	3	0.5%
Walnut Hills	1	0.2%
Willow West	1	0.2%
Windsor	1	0.2%
Does not live in Pleasanton	28	4.6%
Did not answer	45	7.5%



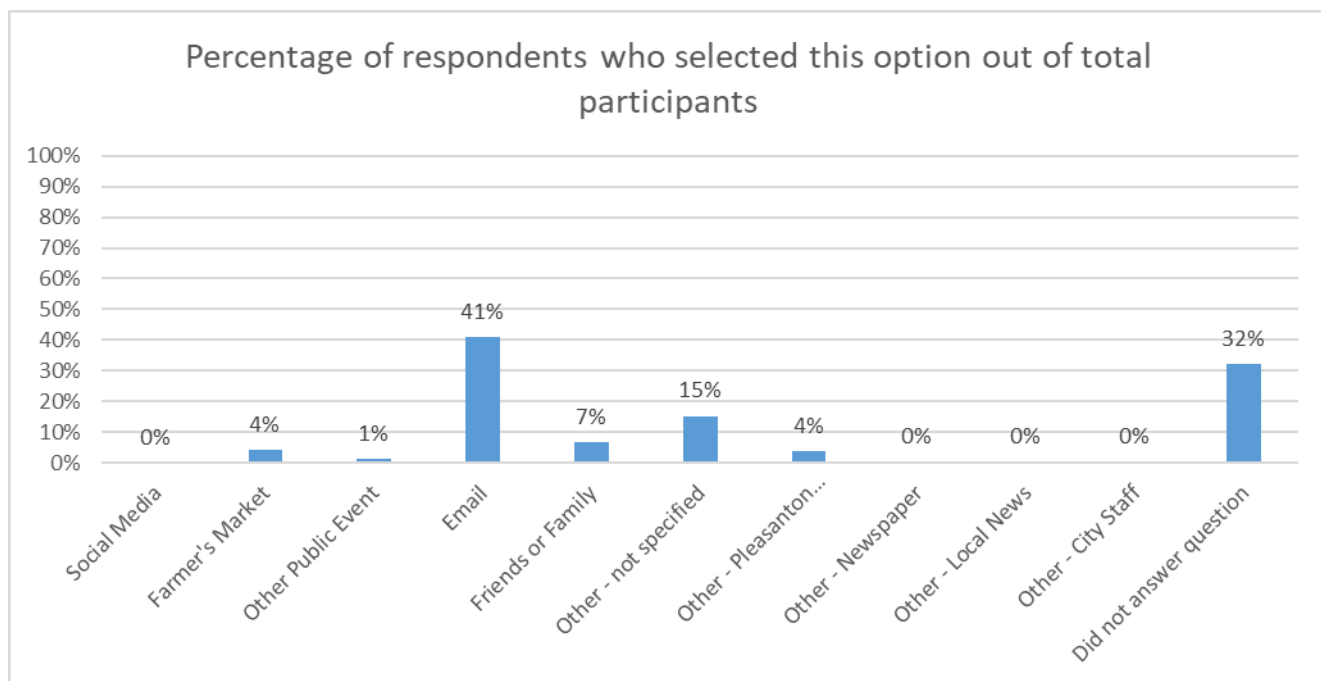
20. Which of the following age groups are you a part of?		
Age Category:	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Under 18	9	1%
18-24	6	1%
25-34	21	3%
35-44	64	11%
45-54	134	22%
55-64	152	25%
65+	208	34%
Did not answer question	9	1%



21. What is the highest level of education you have attained?		
Highest level of education Category:	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Graduate	276	46%
Bachelor	218	36%
Associates	28	5%
Some college but no degree	53	9%
High school diploma	6	1%
No high school diploma	7	1%
Did not answer question	15	2%



22. How did you hear about this survey?		
Where did participant hear about survey Category:	Number of survey respondents who selected this option	Percentage of respondents who selected this option out of total participants
Social Media	0	0%
Farmer's Market	25	4%
Other Public Event	7	1%
Email	246	41%
Friends or Family	40	7%
Other - not specified	65	15%
Other - Pleasanton Patch/Weekly	22	4%
Other - Newspaper	2	0%
Other - Local News	2	0%
Other - City Staff	1	0%
Did not answer question	193	32%



Other Responses	Count
Pleasanton Patch/Weekly	22
Newspaper	2
Local News	2
City Staff	1

CITY COUNCIL AGENDA REPORT

March 5, 2024
Public Works - Engineering Division

TITLE: REVIEW OF PAVEMENT MANAGEMENT REPORT COMPLETED BY AMS CONSULTING FOR THE BI-ANNUAL EVALUATION/RECLASSIFICATION OF STREET SURFACES PROJECT, CIP NO. 21521

SUMMARY

The City maintains a Pavement Management Program (PMP) which is updated every two years as mandated by the Metropolitan Transportation Commission (MTC) to be eligible for local and grant funding to actively manage the City's \$306-million-dollar street pavement asset. The City received a grant from MTC to update the 2023 PMP, and the results are presented in the 2023/24 Pavement Management Report (see Attachment 1). The City's street network pavement is the largest capital asset the City owns and is considered to be in "good to excellent" condition. The 2023 PMP report lowered the road network's average by two points to a Pavement Condition Index (PCI) of 77 and increased the backlog of work from the 2021 PMP report's by \$10 million, from \$22 million to \$32 million, which is an unexpected decrease in the street network's health. The PMP report identifies that the current average expenditure of approximately \$4 million, plus \$750,000 in concrete costs, will result in a continued decrease in pavement conditions over time. Increased construction costs, constrained funding, changes in regulations, and implementation of pedestrian improvements within the road network are having significant impacts on keeping up with the recommended maintenance. The continued decline of the streets' PCI rating will eventually lead to an exponential increase in the overall long-term cost of maintaining the street network.

RECOMMENDATION

Review the Pavement Management Report completed by AMS Consulting for the bi-annual evaluation/reclassification of Street Surfaces Project, CIP No. 21521

BACKGROUND

Pavement Management Program/System

In 1982, MTC completed a study of local road and street maintenance needs and revenue shortfalls in the San Francisco Bay Area. MTC developed the computer-based pavement asset management system (also known as "Street Saver") to help Bay Area cities and counties better maintain their local streets and roads; the City began utilizing Street Saver in the late 1980s. The MTC requires all local agencies to have a pavement management program certified by the MTC every two years to qualify for regional funding. The program addresses the pavement only and does not include curb and gutter, sidewalks, curb ramps, or bridges.

The PMP must inventory all public roads within the jurisdiction limits, assess each road segment's pavement condition, identify pavement segments that need maintenance, and determine the budget needs for the recommended maintenance. The road assessments are conducted by consultants hired directly by the City or through a grant program administered

by MTC. The City was selected for a grant for Round 24 of the Pavement Management Technical Assistance Program (P-TAP), and MTC selected AMS Consulting to perform the City's 2023 PMP update.

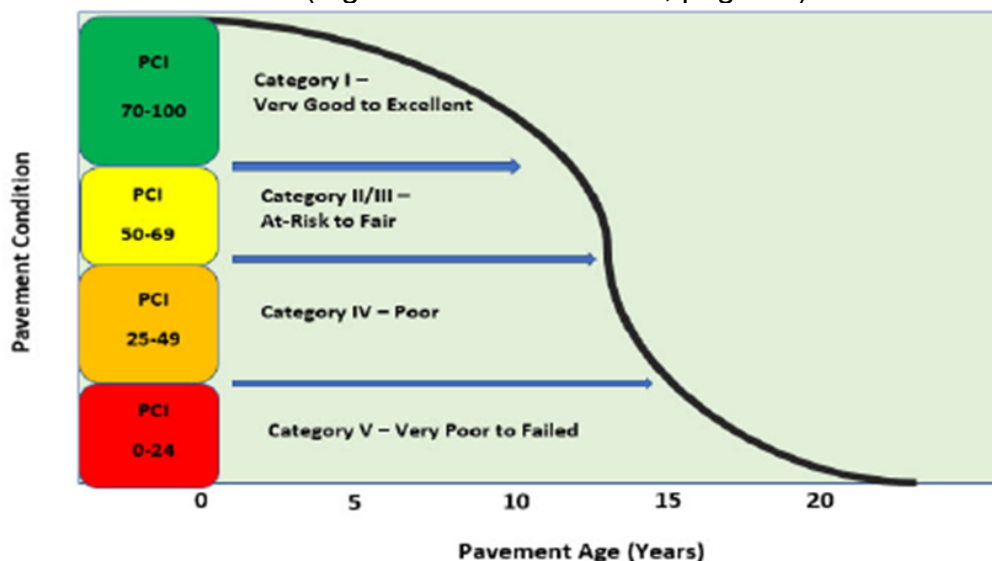
The PMP program divides the City's paved portion of the street network into 1,341 segments based on the construction of the roadway. Each segment is inspected in the field every two years and given a PCI rating that ranges from 0 (failed) to 100 (new), which are allocated into one of five condition categories as shown in Table 1 below. In addition to the PCI rating, the cost of the backlog of work is determined, with backlog defined as the cost of a project recommended for treatment in the first year but deferred to the following year(s) due to funding constraints.

Table 1: Overview of City's Current Pavement Condition
(Table ES-1 in Attachment 1, page 4)

Current Condition Categories	Current
Condition I - Good to Excellent (PCI 70 - 100)	71.5%
Condition II/III - At Risk to Fair (PCI 50 - 69)	23.0%
Condition IV - Poor (PCI 25 - 49)	5.4%
Condition V - Failed to Very Poor (PCI 0 - 24)	0.1%

The pavement condition degrades on a reverse exponential curve as shown in Figure 1 below. It is most cost-effective to maintain the streets in "good to excellent" condition. As the PCI decreases, the cost to maintain the system increases exponentially. The theoretical ideal PCI is 87, which is the point at which the network is most cost-effectively maintained.

Figure 1: Pavement Life Expectancy
(Figure 1 in Attachment 1, page 11)



The City of Pleasanton's street network is composed of 507 lane miles (one 9- to-13-foot lane) and covers over 46 million square feet of paved roadway divided into three functional classifications based on the volume of traffic for which the roadway is designed. As shown in Table 2 below, Residential/Local streets are typically in front of homes within the city's neighborhoods; collector streets are typically one lane in each direction and are the wider streets entering and exiting the neighborhoods and around Hacienda business park; and arterial streets are larger multi-lane streets like Santa Rita Road, Owens Drive, and First Street to which the collector streets connect to move traffic efficiently around the city.

Table 2: City Network Summary Statistics

Functional Classification	Total Sections	Total Center Miles	Total Lane Miles	Total Area (SF)	PCI
Arterial	95	28.62	116.39	10,053,533	70
Collector	289	72.99	175.55	16,502,206	77
Residential/Local	957	107.73	215.57	19,659,972	81
	1,341.00	209.34	507.51	46,215,711	

The City completes roadway maintenance yearly, using the PMP program recommendations and engineering analysis to develop a work plan for three annual projects: the Annual Curb and Gutter Replacement, the Annual Street Resurfacing and Preventative Maintenance, and the Annual Slurry Seal. The Annual Curb and Gutter Replacement project replaces deficient curb and gutters and updates/installs American with Disabilities Act (ADA) ramps that are required by law. The Annual Street Resurfacing and Preventative Maintenance project resurfaces various roadways by overlaying the existing pavement with a new layer of asphalt concrete. The Annual Slurry Seal project slurry seals a different set of roadways. The resurfacing project is considered a street reconstruction/rehabilitation project, while the slurry seal project is a preventative maintenance project; these projects are designed to maintain the City's roadway pavement condition. The attached 2023/2024 Payment Management Report recommends that a breakdown of 80 percent of funding be expended toward resurfacing and 20 percent expended on preventative maintenance.

The maintenance cycle for the City road network is based on the classification of the street. Generally, the roadway goes through a cycle of two preventative maintenance treatments (slurry seal) that typically last six to eight years. Then, it is followed by a resurfacing project that typically lasts 12-15 years. A street can generally receive two full cycles that last from 70 (arterial streets) to 90 (residential streets) years before being reconstructed to lower the 4-plus inches of asphalt added as part of the resurfacing process. A large portion of the streets in Pleasanton are in their second cycle of maintenance and will soon require reconstruction efforts. This is reflected in the growing backlog of work identified in the attached report.

The City funds the three annual maintenance projects with a current budget of \$5.75 million for FY 2023/24 from the General Fund, Gas Tax, Senate Bill 1 (SB-1), and local measures including Measure B/BB Local Streets and Roads and Measure F Vehicle Registration Fee

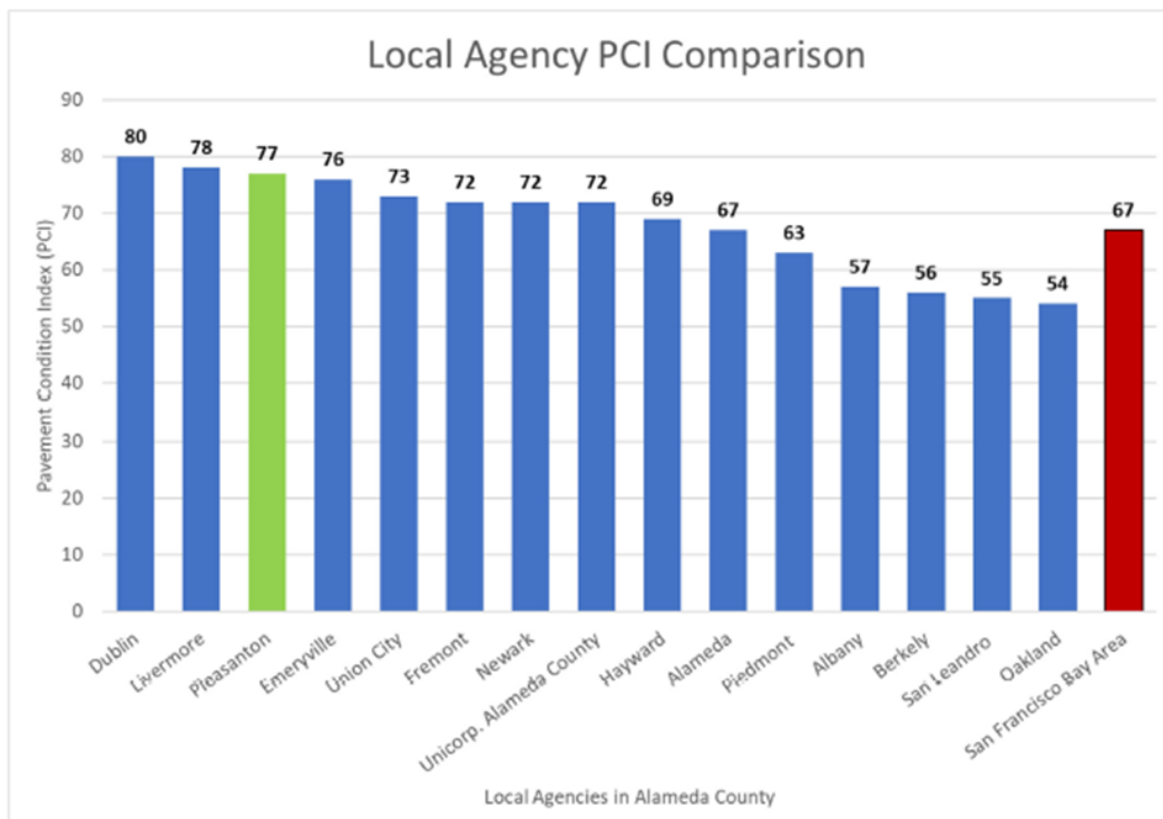
(VRF). In addition, for the past 15 years, the City has received grant funding of nearly \$1 million dollars every few years from federal stimulus programs like the American Recovery Act, and local grant funding under the One Bay Area Grant (OBAG) that consolidated many smaller local grant programs. Changes in the OBAG program removed the direct payment based on population, used in Cycles I and II, to a grant application targeting goals established by the program; the City of Pleasanton does not score as competitively as other communities under these application goals.

DISCUSSION

The City's street network pavement, valued at \$306 million (excluding concrete such as curb and gutter and sidewalks, bridges, and traffic signals and signs), is the largest capital asset the City owns. The 2023 PMP report lowered the network average by two points to a PCI of 77 and increased the backlog of work by \$10 million from \$22 million to \$32 million from the 2021 PMP report, an unexpected decrease in the network's health. Pleasanton's streets still rank in "good to excellent" condition and are above the average San Francisco Bay Area road rating of PCI 67. A reduction in PCI rating and an increase in the backlog of work is a commonality across all Bay Area communities. Figure 2 compares the local agencies, with only Dublin and Livermore having higher PCI than Pleasanton; the rating is reflective of the newer streets from more recent development in Dublin and the increased funding for Livermore's street network in the past few years.

Figure 2: Local Agency PCI Comparison

(Figure 6 in Attachment 1, page 17)



The PMP report includes six standard budget scenarios for the next five years to provide valuable "what-if" information based on various funding levels. The scenarios are listed in Table 3 below and are as follows:

Scenario 1 is the current budget programmed in the CIP, Scenario 2 is the cost to maintain a constant PCI of 77, Scenario 3 is to increase the PCI 5 points to 82, Scenario 4 is the cost to improve the network to the ideal PCI of 87, Scenario 5 is to maintain a constant backlog of \$32 million, and Scenario 6 is if no funding would take place. The results indicate that at current funding levels the PCI is expected to drop an additional 2 points and increase the backlog to \$46 million after five years. Of note, the table does not include the costs for concrete improvements, which are a necessary part of the street maintenance program.

Table 3: Scenarios

(Table ES-2 in Attachment 1, page 6)

	Scenario 1. Current Budget	Scenario 2. Constant PCI	Scenario 3. Plus 5 PCI Increase	Scenario 4. Unconstrained Funding	Scenario 5. Constant Deferred Maintenance	Scenario 6. No Funding
Average Yearly Budget	\$4,090,000	\$6,115,824	\$10,537,257	\$14,903,943	\$7,150,940	\$0
Total Budget for 5 Years	\$20,450,000	\$30,579,120	\$52,686,284	\$74,519,715	\$35,754,700	\$0
Current PCI	77	77	77	77	77	77
Current Backlog	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065
Current % in 'Good' condition	71.50%	71.50%	71.50%	71.50%	71.50%	71.50%
PCI after 5 years (change)	75 (-2)	77 (0)	82 (+5)	87 (+10)	78 (+1)	70 (-7)
Backlog after 5 years	\$46,732,406	\$36,071,136	\$20,363,078	\$1,090,991	\$31,709,185	\$60,156,996
% 'Good' in 5 years	71.2	76.9	90.2	98.5	77.8	60.2
% 'Fair' in 5 years	16.3	12.8	3.5	0.9	13.8	23.2
% 'Poor' in 5 years	11.3	9.4	5.4	0.4	7.6	15.3
% 'Very Poor' in 5 years	1.2	0.9	0.9	0.2	0.8	1.3

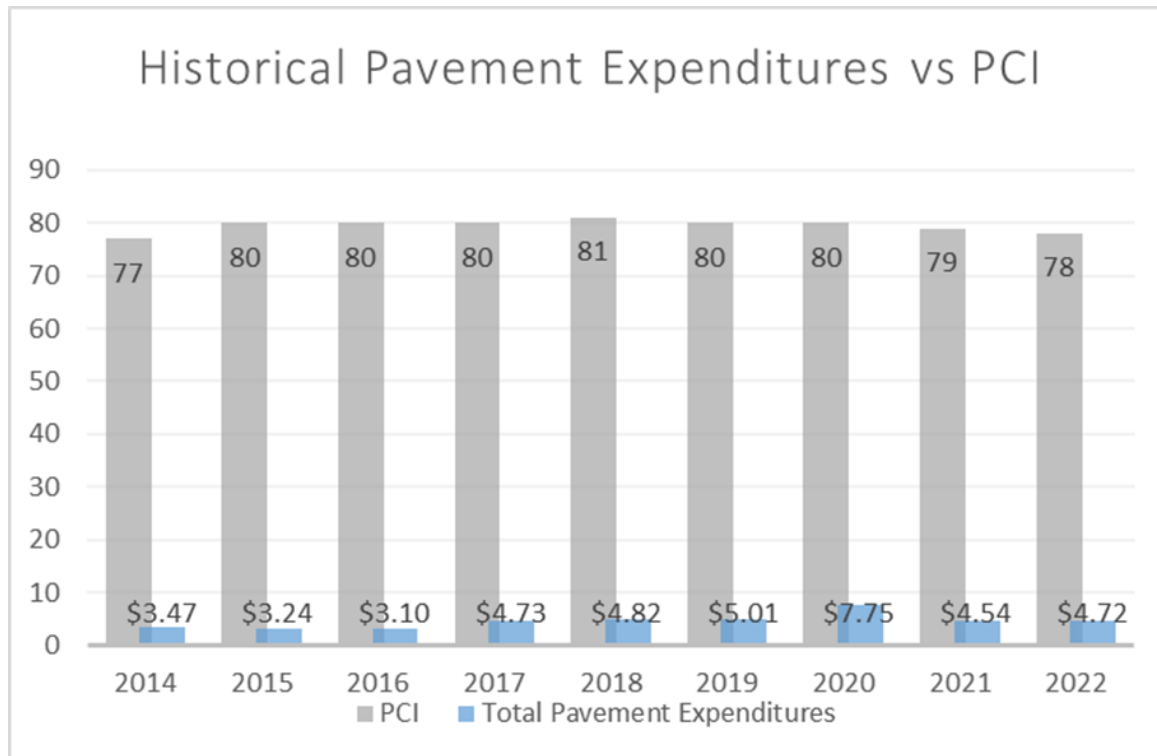
The City's street network PCI has been slowly declining over the last 10 years (as shown in Table 4 below) but was sustaining the backlog of work at the expended funding levels. The costs in the PMP report identified a significant increase of \$2 million required, for a total of \$6 million, for the Annual Street Resurfacing and Annual Slurry Seal to maintain the current PCI. In addition, the annual costs for necessary concrete improvements are dramatically increasing.

Table 4: Historic Pavement Expenditures & PCI

Year	PCI	Total Cost \$ in Million	Rehab. Unit Cost *	Slurry Seal Unit Cost*
2014	77	\$3.47	\$2.19	\$0.30
2015	80	\$3.24	\$2.39	\$0.20
2016	80	\$3.10	\$2.20	\$0.22
2017	80	\$4.73	\$2.37	\$0.22
2018	81	\$4.82	\$2.68	\$0.49
2019	80	\$5.01	\$3.39	\$0.49
2020	80	\$7.75	\$3.00	\$0.33
2021	79	\$4.54	\$2.73	\$0.31
2022	78	\$4.72	\$3.55	\$0.55
2023	77			

(*) Unit Cost Per Square Foot of Pavement. Concrete work is included under Pavement Rehabilitation

Figure 3: Historical Pavement Expenditures versus PCI



The 2021 PMP projected that with the 2021 budget the network would maintain a PCI of 79 with an increased backlog of \$23 million at the end of 2025. There are several reasons why the network is not performing as previously projected, and costs are expected to increase.

1. Construction costs have significantly increased. Since the pandemic, construction costs have risen higher than inflation due to an increase in both materials and labor, which means that the City's network only received approximately 80 percent of planned treatments.

Figure 4: Historical Unit Cost Per Square Foot

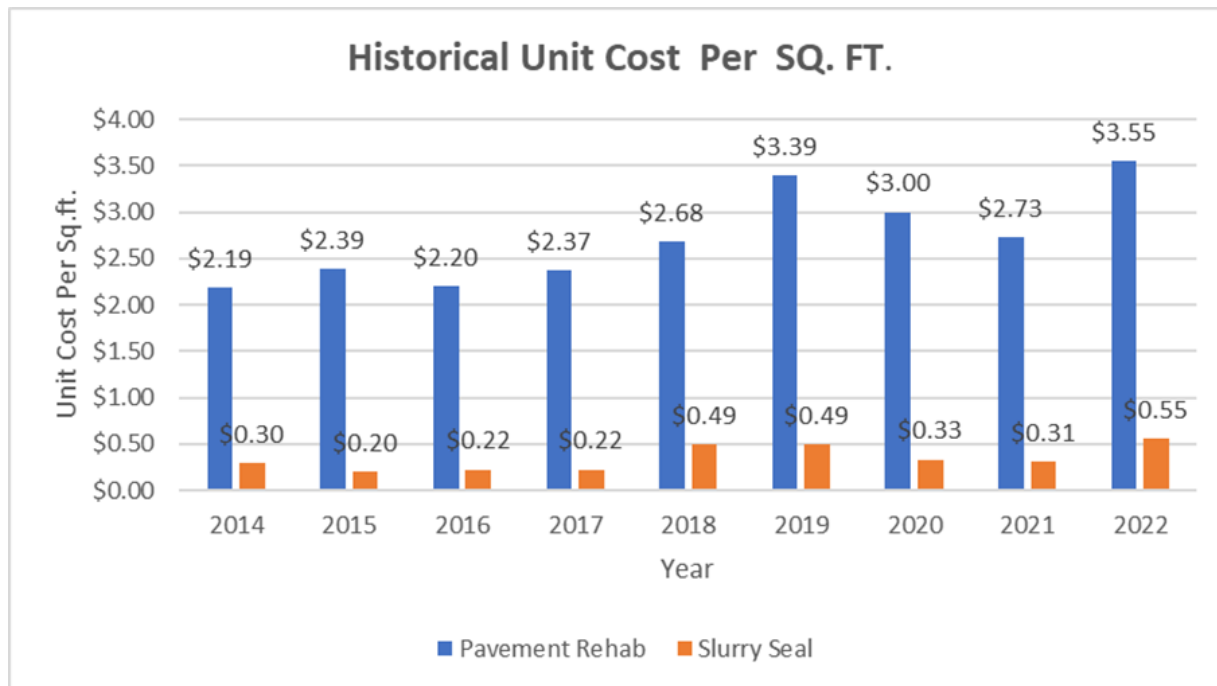


Figure 4 also includes the costs for concrete improvements under the resurfacing unit costs.

2. Funding has not increased to keep up with increased costs. Gas Tax has steadily declined over the past decade, with SB-1 passed to help stabilize the GAS Tax transportation funding. Measure B/BB Local Streets and Roads, and VRF saw declines during the pandemic and starting to rebound. The City's General Fund Budget has not been routinely used toward the three annual projects. Changes in routine grant programs limit the potential for future OBAG funding. The last grant funds received were in 2017 and 2020 with the amounts of \$238,000 and \$1,095,000 from OBAG 1 and 2, respectively.

3. Concrete improvements have significantly increased, and costs are expected to rise. The City's street trees, often planted behind the back of the curb, are starting to mature and touch the back of the curb in some areas, and roots have significant impacts on the curb and gutter. The City is required by law to install/update ADA curb ramps when the streets are resurfaced. Recent changes to ADA law will require the installation of directional ramps at intersections, requiring new ramps to be installed at most intersections; the cost impacts of this are now being analyzed.

4. Implementation of the Pedestrian and Bicycle Master Plan, Complete Streets and Vision Zero plans increase the traffic markings to create safer roadway areas. These improvements include buffered bike lanes, green bike lanes, bulb-outs, bollards, and additional lanes of striping.

The goal of the PMP program is to maintain or improve the street network to reach a PCI 87;

however, the City street network is anticipated to decrease at the current budgeted levels. The PMP report will be further evaluated as staff develops future Capital Improvement Project (CIP) programs and recommends increasing expenditures to maintain the current PCI. Staff will continue to seek grant opportunities to increase funding.

EQUITY AND SUSTAINABILITY

The PMP program helps ensure that the City's streets are maintained most efficiently, reducing vehicle emissions and working toward Climate Action Plan 2.0 (CAP 2.0) Transportation & Land Use strategies.

OUTREACH

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

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide ONE Pleasanton strategic plan goal of *Investing in Our Environment*, Strategy 1 – Implement the four-year Capital Improvement Program (CIP) to complete design and construction of budgeted capital projects. In addition, the PMP is a key part of the asset management plan for the City's transportation infrastructure and advances Strategy 2 – Develop an Asset Management Plan to address comprehensive long-term planning for maintenance, renovation, repair and/or replacement of the infrastructure and public facilities to meet current and future needs.

FISCAL IMPACT

The cost for PMP update and pavement management report is \$64,800. The City received \$59,800 from MTC through the Round 24 P-TAP grant from MTC with a local match by the City of \$15,000. The local match of \$15,000 was funded out of the Bi-Annual Evaluation and Classification of Streets, CIP No. 21521.

The current budgeted level of expenditure is anticipated to lead to a decrease in the City's road network that will eventually lead to an exponential increase in the overall long-term cost of maintaining the street network.

Prepared by:



Huy Ho, Associate Engineer
Adam Nelkie, Acting Director, Public Works

Submitted by:



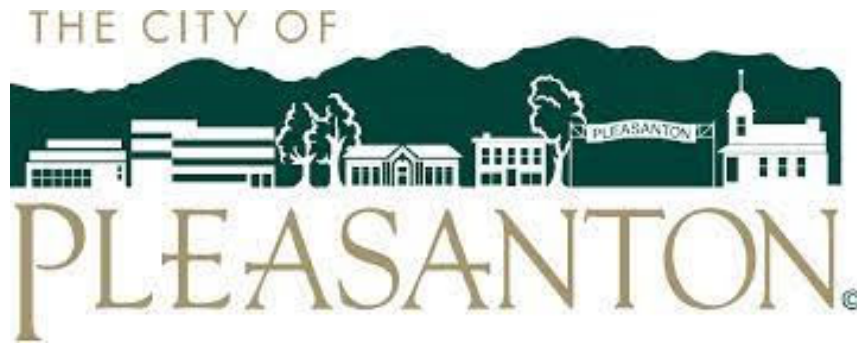
Approved by:



Gerry Beaudin, City Manager

Attachments:

1. 2023/2024 Pavement Management Report



Pavement Management Technical Assistance Program (P-TAP) Round 24

2023/2024 Pavement Management Report

Final Report (2/13/2024)

Prepared By:

AMS Consulting

5627 Stoneridge Drive, Suite 320

Pleasanton, CA 94588

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EXECUTIVE SUMMARY

The City of Pleasanton's street network is 209.34 centerline miles long and covers approximately 46.2 million square feet of pavement¹. This network is an essential asset and is among the most valuable assets maintained by the City. This asset is worth \$306 million to replace². Through the Metropolitan Transportation Commission (MTC) Pavement Management Technical Assistance Program (P-TAP), the City completed a comprehensive pavement management update that included field inspections and an update of the City's pavement management software. With the most recent inspection information and treatments, the City's overall Pavement Condition Index (PCI) is 77, classified as "Good to Excellent" for MTC standards. The PCI is a numerical rating from 0 – 100, with 0 being a failed street and 100 being a brand new pavement. 71.5% of the City's roads have a PCI of 70 and above and are classified in the "Good to Excellent" category (**Table ES 1**).

Table ES 1 – Overview of City's Current Pavement Condition

Current Condition Categories	Current
Condition I - Good to Excellent (PCI 70 - 100)	71.5%
Condition II/III - At Risk to Fair (PCI 50 - 69)	23.0%
Condition IV - Poor (PCI 25 - 49)	5.4%
Condition V - Failed to Very Poor (PCI 0 - 24)	0.1%

An adequately designed asphalt street typically lasts twenty years without total reconstruction. However, if conditions change, such as higher daily traffic usage, then reconstruction of the pavement may be warranted sooner. Extending the life of the pavement with pavement preservation, as opposed to the replacement of pavement, is the goal of a pavement management program.

¹ This report does not include city-owned parking lots. The parking lot study was done separately from P-TAP. In total (including parking lots), the City has 215.4 centerline miles, 519.61 lane miles, and 1.72 square miles of pavement.

² The valuation is assessed by the assumption of replacing the entire street network with a new street valued in today's dollar.

Six budget scenarios were evaluated as part of the P-TAP update. AMS used the MTC StreetSaver pavement management software to run various budget scenarios. Based on a series of assumptions, StreetSaver allocates available funds across the street network, recommends improvements, and forecasts future PCI values if recommendations are implemented.

The six funding scenarios detailed (**Table ES 2**) below are five-year projections and provide valuable “what-if” information on expected PCI and backlog values that may occur at different funding constraints. Backlog is the cost of a project recommended for treatment in the first year but deferred to the following years due to funding constraints. The following scenarios were analyzed and detailed below. The City’s current Backlog is \$31.7 million.

Scenario 1 – Current Budget

- Average funding of \$4.1M per year for maintenance and rehabilitation.
- PCI decreases to 75 at the end of five years.
- Backlog increases from \$31.7M to \$46.7M at the end of five years.
- 71.2% of City streets will have a PCI equal to or greater than 70.

Scenario 2 – Constant PCI

- Average funding of \$6.1M per year for maintenance and rehabilitation.
- PCI remains constant at 77 at the end of five years.
- Backlog Increases from \$31.7M to \$36.1M at the end of five years.
- 75.2% of City streets will have a PCI equal to or greater than 70.

Scenario 3 – Plus 5 PCI Increase

- Average funding of \$10.5M per year for maintenance and rehabilitation.
- PCI increases to 82 PCI at the end of five years.
- Backlog decreases from \$31.7M to \$20.4M at the end of five years.
- 88.9% of City streets will have a PCI equal to or greater than 70.

Scenario 4 – Unconstrained Funding

- Average funding of \$14.9M per year on maintenance and rehabilitation.
- PCI will increase to 87 at the end of five years.
- Backlog decreases from \$31.7M to \$1.1M at the end of five years.
- 98.5% of City streets will have a PCI equal to or greater than 70.

Scenario 5 – Constant Deferred Maintenance

- Average funding of \$7.2M per year on maintenance and rehabilitation.
- PCI will increase to 78 at the end of five years.
- Backlog remains constant at \$31.7M at the end of five years.
- 77.8% of City streets will have a PCI equal to or greater than 70.

Scenario 6 – No Funding

- Average funding of \$0 per year on maintenance and rehabilitation.
- PCI decreases to 70 at the end of five years.
- Backlog increases from \$31.7M to \$60.2M at the end of five years.
- 60.2% of City streets will have a PCI equal to or greater than 70.

Table ES 2 – Summary of different funding levels (Scenarios)

	Scenario 1. Current Budget	Scenario 2. Constant PCI	Scenario 3. Plus 5 PCI Increase	Scenario 4. Unconstrained Funding	Scenario 5. Constant Deferred Maintenance	Scenario 6. No Funding
Average Yearly Budget	\$4,090,000	\$6,115,824	\$10,537,257	\$14,903,943	\$7,150,940	\$0
Total Budget for 5 Years	\$20,450,000	\$30,579,120	\$52,686,284	\$74,519,715	\$35,754,700	\$0
Current PCI	77	77	77	77	77	77
Current Backlog	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065
Current % in 'Good' condition	71.50%	71.50%	71.50%	71.50%	71.50%	71.50%
PCI after 5 years (change)	75 (-2)	77 (0)	82 (+5)	87 (+10)	78 (+1)	70 (-7)
Backlog after 5 years	\$46,732,406	\$36,071,136	\$20,363,078	\$1,090,991	\$31,709,185	\$60,156,996
% 'Good' in 5 years	71.2	76.9	90.2	98.5	77.8	60.2
% 'Fair' in 5 years	16.3	12.8	3.5	0.9	13.8	23.2
% 'Poor' in 5 years	11.3	9.4	5.4	0.4	7.6	15.3
% 'Very Poor' in 5 years	1.2	0.9	0.9	0.2	0.8	1.3

INTRODUCTION

Paved streets in the City of Pleasanton are among the many assets every resident, visitor, and business uses. A good street network enhances public safety, promotes mobility, and enables economic activity. The City is responsible for 209.34 centerline miles of roads or 507.51 lane miles³. This asset comprises 46.2 million square feet of asphalt concrete and is valued at \$306 million to replace.

The MTC P-TAP program selected AMS Consulting (AMS) as the City's Pavement Management Consultant. The program helps Local San Francisco Bay Area agencies update their pavement management program through inspection surveys and reporting. The program is designed to help agencies stretch their pavement expenditures by:

- Implementing, updating, and maintaining pavement management databases; and
- Providing updated pavement condition data of the network and each street segment.

What is a Pavement Management System (PMS)?

Pavement Management is the systematic process used to oversee the city's paved surfaces by measuring the condition and tracking the maintenance and rehabilitation of pavement sections. Area, zones, and functional classifications can organize these pavement sections. Effective pavement management strategies include condition assessment, life-cycle cost analysis, and budget projections to identify pavement segments needing maintenance or repair.

The City uses the MTC Pavement Management System, StreetSaver, to track and analyze the pavement condition and to develop the City's annual street maintenance/rehabilitation program. The StreetSaver system is an online program used by all 109 cities and counties in the San Francisco Bay Area region and over 300 other public and private organizations nationwide and internationally. The StreetSaver

³ Lane mile equals 5,280 linear feet multiplied by the number of lanes.

online program helps agencies and organizations make informed decisions about their pavement assets.

Please note that the pavement management software is a network-level support tool for planning and budgeting purposes. StreetSaver's recommendation does not bind the City and is not a substitute for sound engineering judgment. Pavement management projects can be manually added or removed from StreetSaver's recommended sections selected for treatment based on other special considerations.

Why is a Pavement Management System important?

The City's paved surfaces are a vital asset to the community. It is essential that this asset is preserved and maintained. The pavement management program balances pavement maintenance and rehabilitation of existing surfaces. The most cost-effective way to correct any paved surface problem is to address issues when they first appear. That is why funds are targeted to paved areas or sections rated in fair or good condition for preventative maintenance⁴. Without maintenance, these paved asphalt concrete surfaces would quickly deteriorate and be more expensive to fix in the future.

Scope

As part of the P-TAP Round 24 grant, AMS was responsible for inspecting Arterial, Collector, and Residential/Local streets. A Pavement Condition Index (PCI) score was assigned for each pavement section, which gives a numerical indication of the pavement's current condition.

The condition assessment results are used to determine the remaining useful life and develop ongoing major maintenance strategies. Cost analysis also provides the City with an understanding of its short-

⁴ Preventative maintenance is a planned activity, unlike pavement repair. Pavement repair is used to eliminate pavement distress such as a large pothole. Preventative maintenance is generally cyclic in nature and is intended to stop distresses before they occur.

term pavement needs. This information projects the annual costs for maintenance and rehabilitation⁵ to bring the overall network PCI to optimal conditions. Optimal conditions are when an agency has addressed all of its backlog needs. Backlog needs are defined as street segments identified in the needs assessment of the PMS requiring repair but not funded due to insufficient funding. Optimal conditions for the City of Pleasanton have a network PCI that ranges from 85 to 87.

⁵ Rehabilitation is pavement treatment to restore serviceability and extend the service life of the road. This may include partial recycling of the existing pavement or other work necessary to return an existing pavement to a condition of functional adequacy.

CURRENT STATE OF ROADS

Road Network⁶

The City's road network is classified into three functional classifications:

Arterial

These roadways provide high mobility while allowing direct access to abutting properties. These roadways serve major activity centers in an urban setting and have the highest volume and longest trip demand within a City. They interconnect other major corridors to accommodate trips entering and exiting the City. These roads also serve the need for "intra-area" travel between the business district and outlying Residential areas. An example of an Arterial in Pleasanton is Hopyard Rd.

Also, Arterials primarily serve intra-urban or Local travel, carrying traffic from Collector streets to and from other parts of the City and limited access roadways. Access to properties bordering these streets is subordinate to the primary function of moving traffic. The typical design speed on an Arterial is 45 miles per hour, and it has two to four lanes, except in the case of some principal Arterials, which have six lanes. Parking is generally not provided on Arterials.

Collector

The primary function of Collector Streets is a combination of access and mobility. These streets provide links between Local streets and Arterials. They are designed to serve neighborhood traffic rather than cross-town traffic, including trips between adjacent neighborhoods. The design speed for Collectors is typically 35 miles per hour. On-street parking is usually provided.

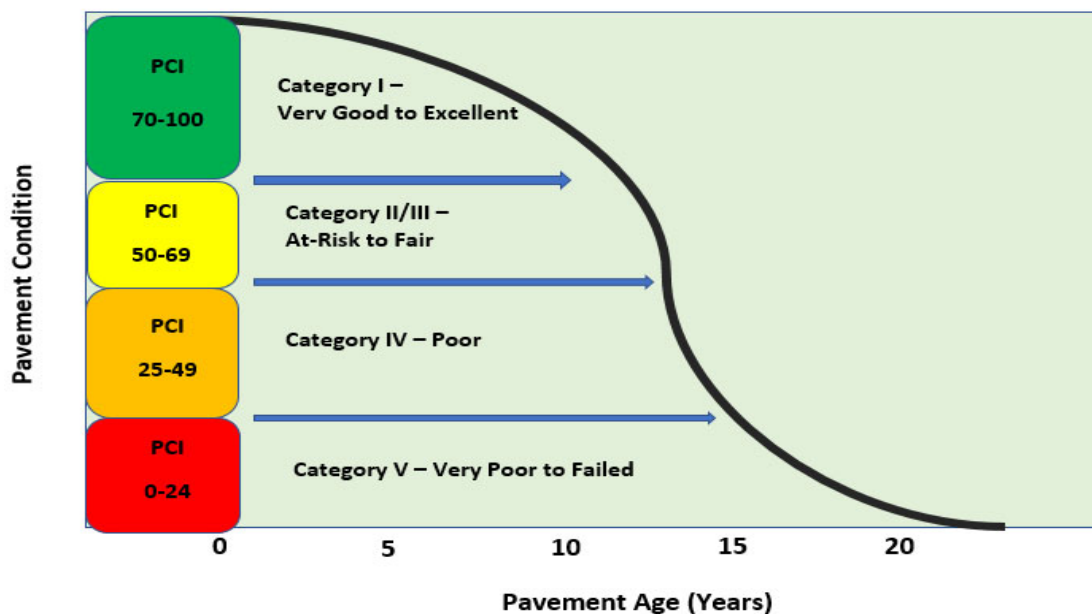
⁶ These roads are consistent with the City's General Plan.

Residential/Local

Unlike other categories, Local roads are not intended for long-distance travel except at the origin or destination end of a trip. These roads are typically classified by default after identifying Arterial and Collector streets. Local roads provide the highest level of accessibility and carry no through traffic movement. The primary function of local streets is access to adjacent land uses. Parking is usually offered along Local roads, and speed limits are typically 25 miles per hour.

Each street is not built the same and, therefore, does not share the same deterioration curves or have the same life expectancy. **Figure 1** exemplifies the City's current life expectancy for pavement. The useful life for an Arterial is much shorter than that of a Residential street due to the amount of traffic.

Figure 1. Pavement Life Expectancy



The City of Pleasanton owns and manages 209.34 centerline miles of pavement. **Table 1** is a summary of the City's road network.

Table 1. City Network Summary Statistics

Functional Classification	Total Sections	Total Center Miles	Total Lane Miles	Total Area (SF)	PCI
Arterial	95	28.62	116.39	10,053,533	70
Collector	289	72.99	175.55	16,502,206	77
Residential/Local	957	107.73	215.57	19,659,972	81
	1,341.00	209.34	507.51	46,215,711	

Pavement Condition Assessment

A pavement surface assessment is completed by identifying surface distresses within each pavement management section. Inspections entail evaluating a representative sample (10% of the area), identifying different pavement surface distresses (8 distress types), measuring severities (low, medium, and heavy), and quantifying them. **Figure 2** is an example of eight different surface distress types. Inspectors use StreetSaver as a tool to calculate the condition of each management section. StreetSaver is an industry-standard (modified ASTM 6433) software used to generate a pavement rating known as a PCI (Pavement Condition Index). A PCI rating is a numerical value between 0 and 100, with 0 being a failed road and 100 being a brand-new street (**Figure 3**). The PCI is calculated using the StreetSaver system algorithms that MTC developed.

Figure 2. Sample of Pavement Distress Types

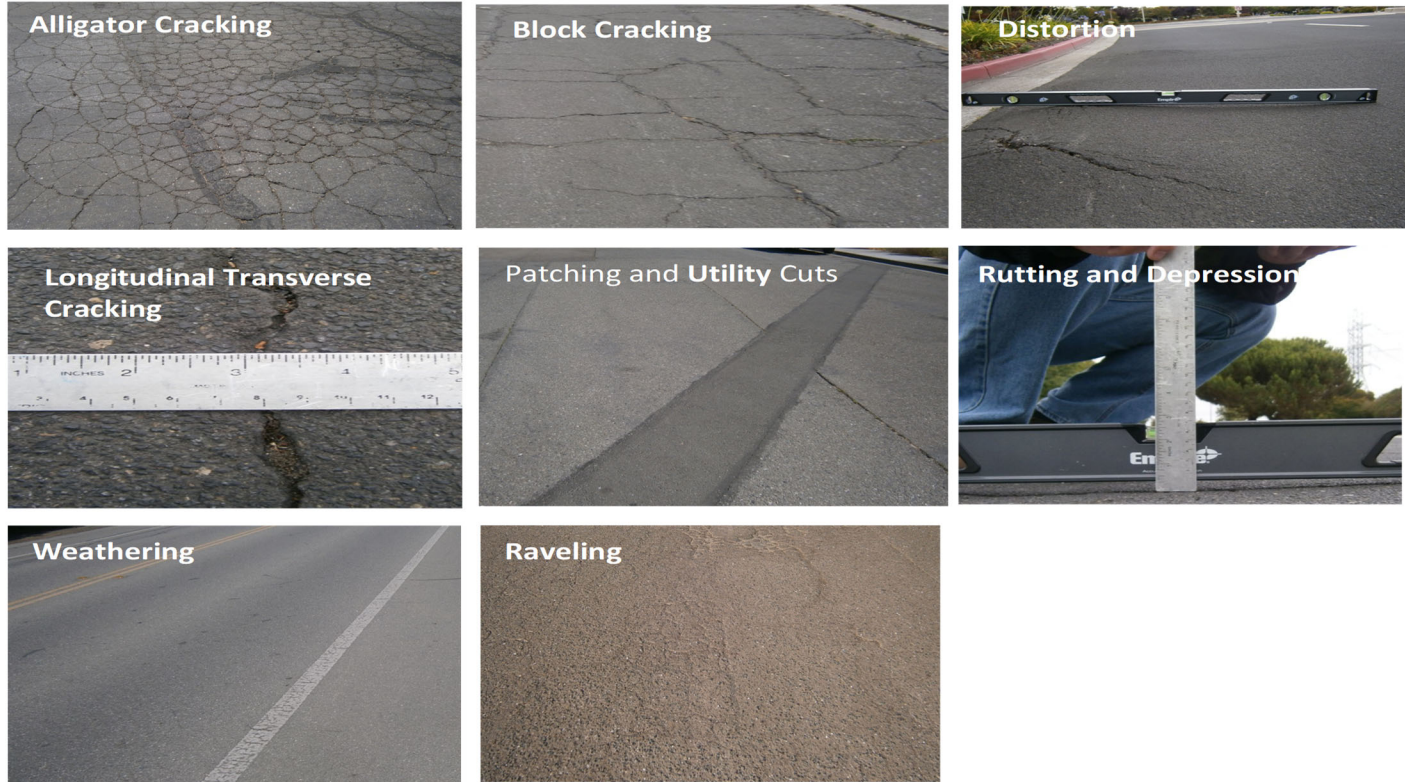
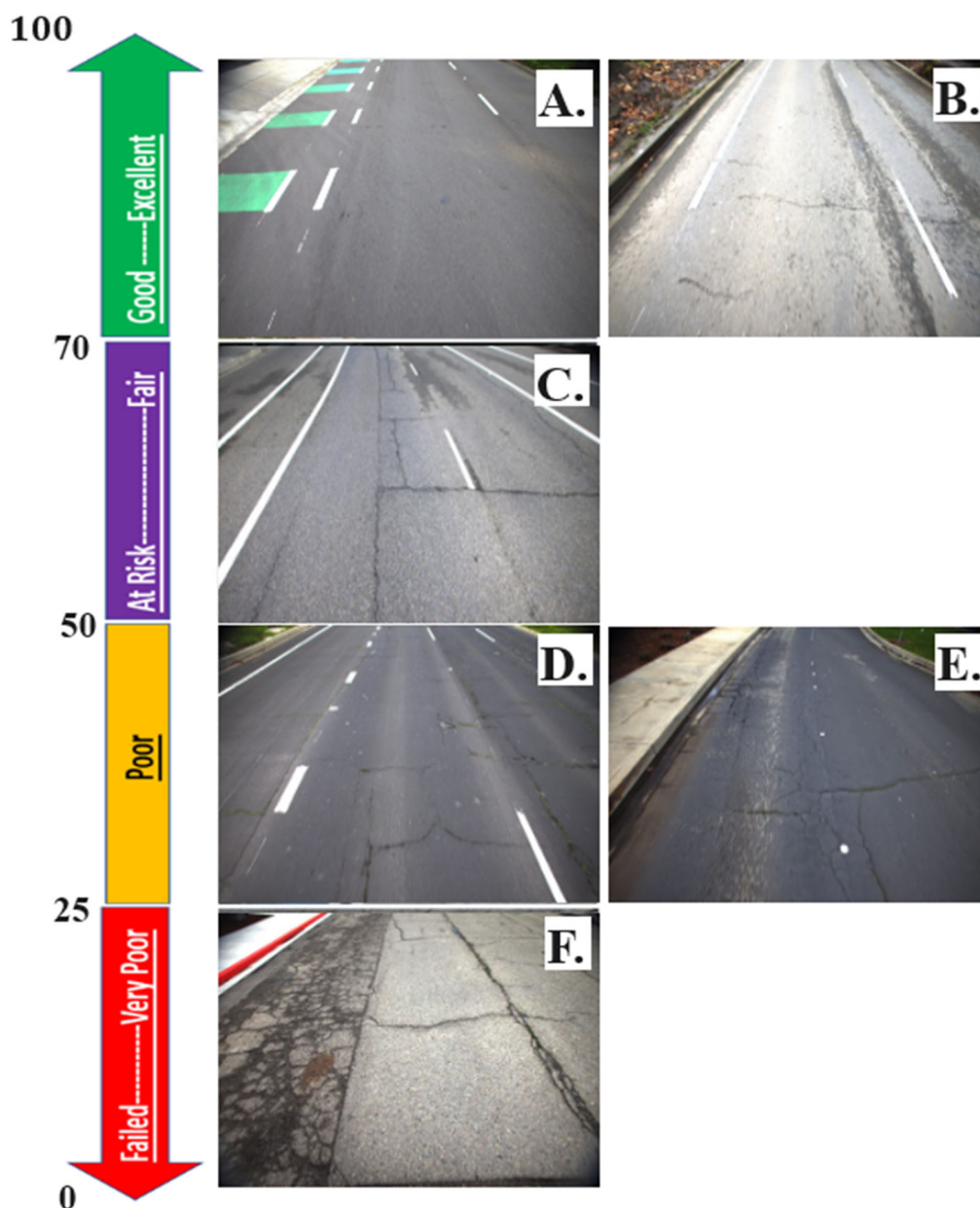


Figure 3. Sample of PCI Condition Categories

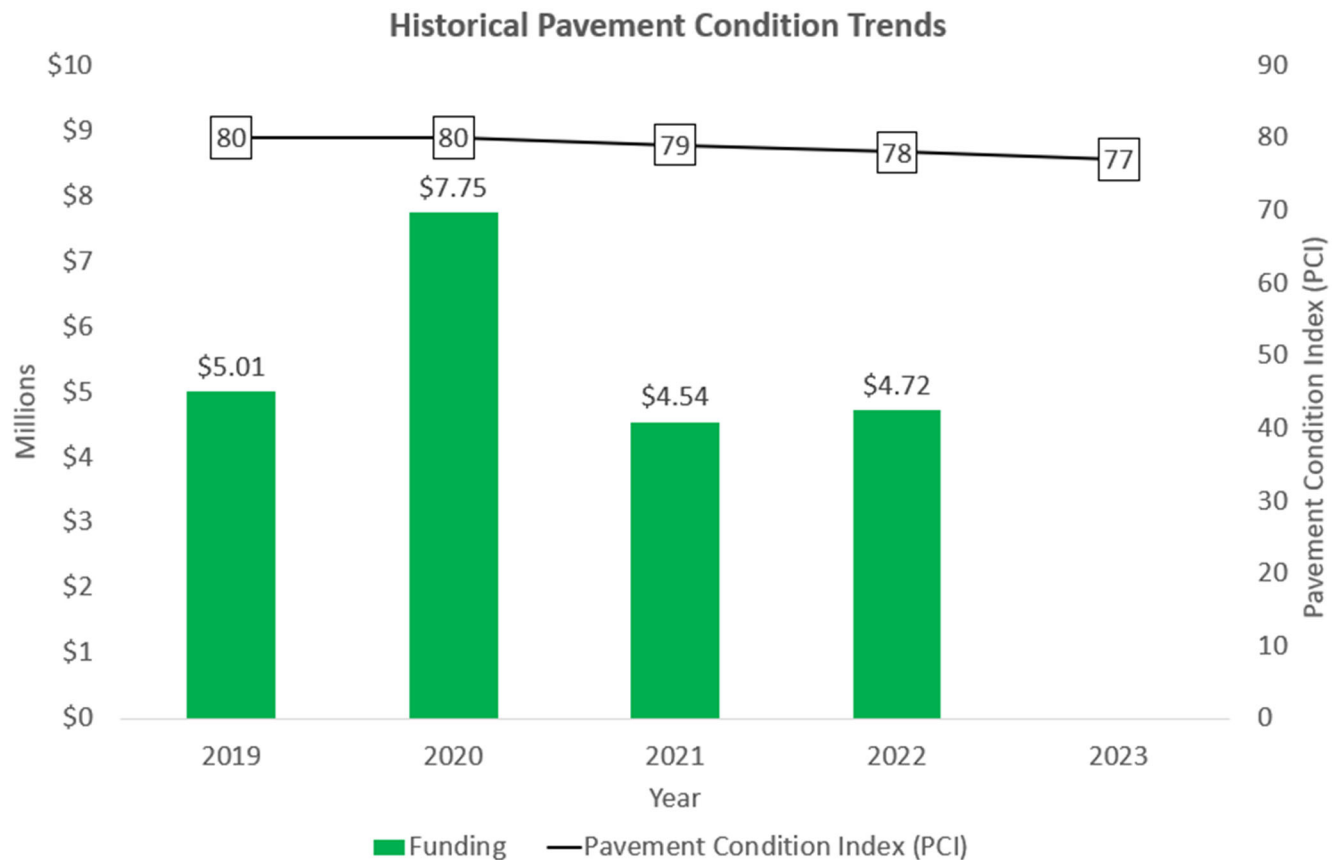


- A. Stoneridge Dr – Gibraltar to West Las Positas (92 PCI)
- B. Dublin Canyon – Foothill to 1221 west of Foothill (78 PCI)
- C. Stoneridge Dr – Las Positas to Arroyo (59 PCI)
- D. Hopyard Rd – Stoneridge to West Las Positas (47 PCI)
- E. Owens Dr – Hopyward to Johnson (32 PCI)
- F. Johnson Ct – Owens to Parking Lot (25 PCI)

Historical Pavement Condition Trends

Figure 4. shows the network pavement condition and annual expenditures over the last five years. Results demonstrate that the overall network PCI has been trending downwards. The PCI decrease is due to rising construction costs and state and federal mandates that require agencies to update ADA curb ramps when pavements have been altered. Certain types of resurfacing treatments are considered an alteration: Mill and Overlay, Hot In-Place Recycling, Microsurfacing/Thin Lift Overlay, Addition of a New Layer of Asphalt, Asphalt and Concrete of Rehabilitation and Reconstruction, and New Construction⁷.

Figure 4. Historical Pavement Condition Trends (2023)



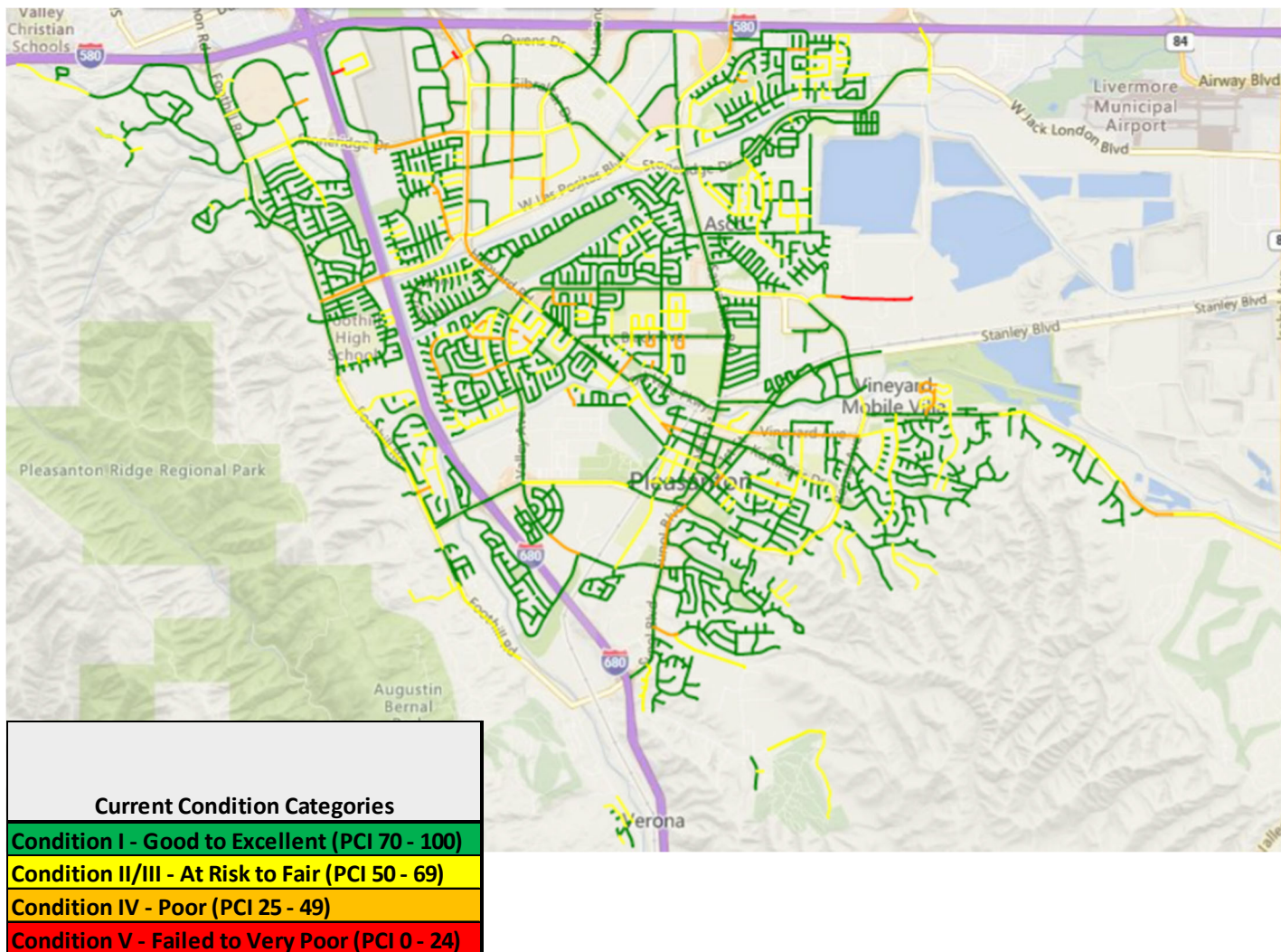
⁷ <https://dot.ca.gov/-/media/dot-media/programs/local-assistance/documents/lpp/lpp16-04.pdf>

Pavement Condition Index (PCI)

After the 2023 pavement management update and recent pavement projects, the City's overall network PCI is 77 PCI. The overall network condition is a weighted average PCI equal to each management section PCI multiplied by its area and divided by the network's total area.

Figure 5 is a street-by-street map of the Pavement Condition Index.

Figure 5. Street-by-Street Map of Pavement Condition Index (2023)



Local PCI Comparison

Figure 6 is a PCI comparison with Local agencies in Alameda County. Results for network PCIs were obtained from the MTC Vital Signs website. MTC results show that the City's overall network PCI is 10 points above the San Francisco Bay Area average PCI.

Figure 6. Local Agency PCI Comparison

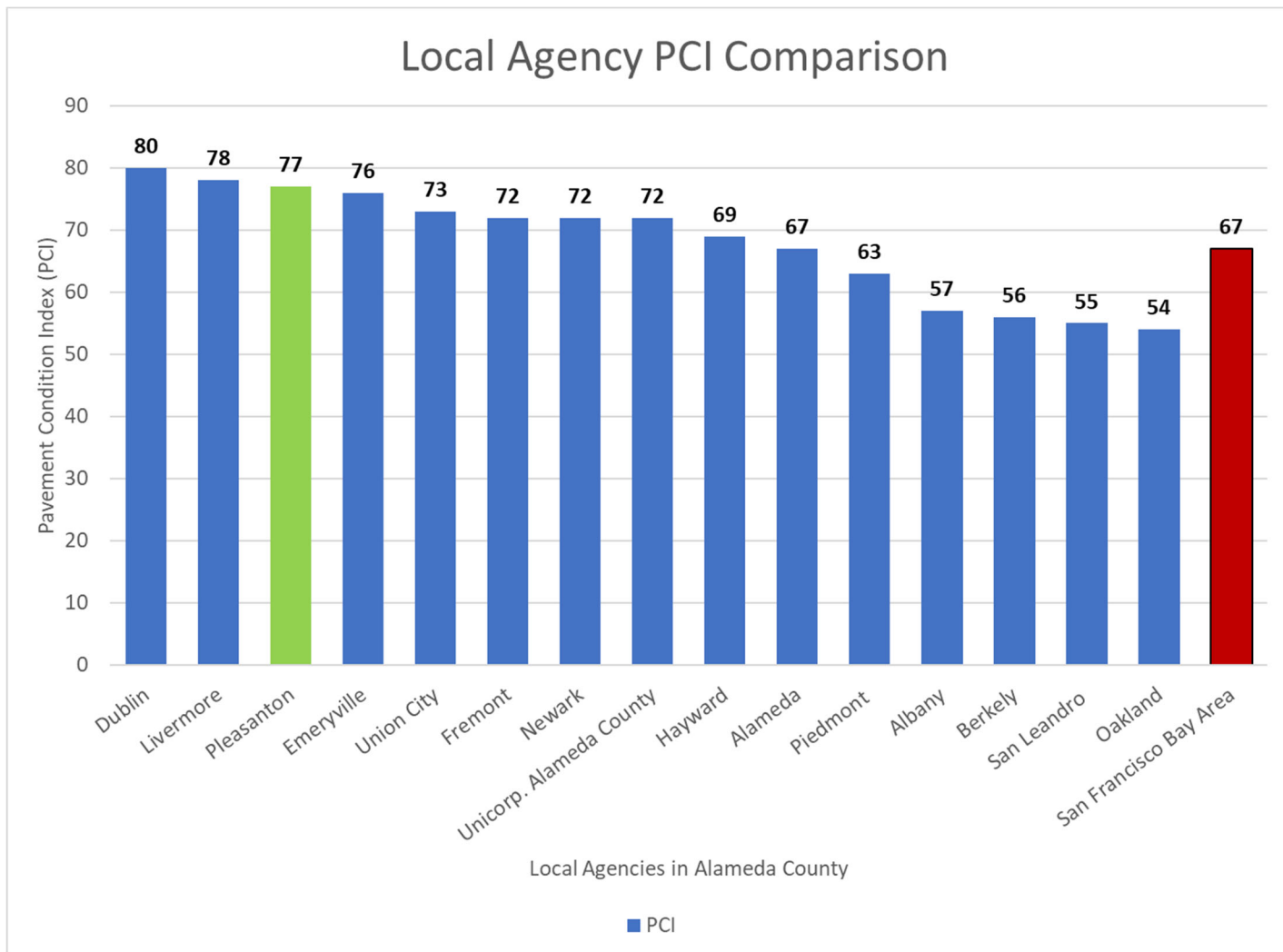


Table 2 shows the City’s current road network pavement condition categories. Approximately 71.5% of the City’s road network has a PCI of 70 or better.

Table 2. Current Pavement Condition Categories

Current Condition Categories	Current
Condition I - Good to Excellent (PCI 70 - 100)	71.5%
Condition II/III - At Risk to Fair (PCI 50 - 69)	23.0%
Condition IV - Poor (PCI 25 - 49)	5.4%
Condition V - Failed to Very Poor (PCI 0 - 24)	0.1%

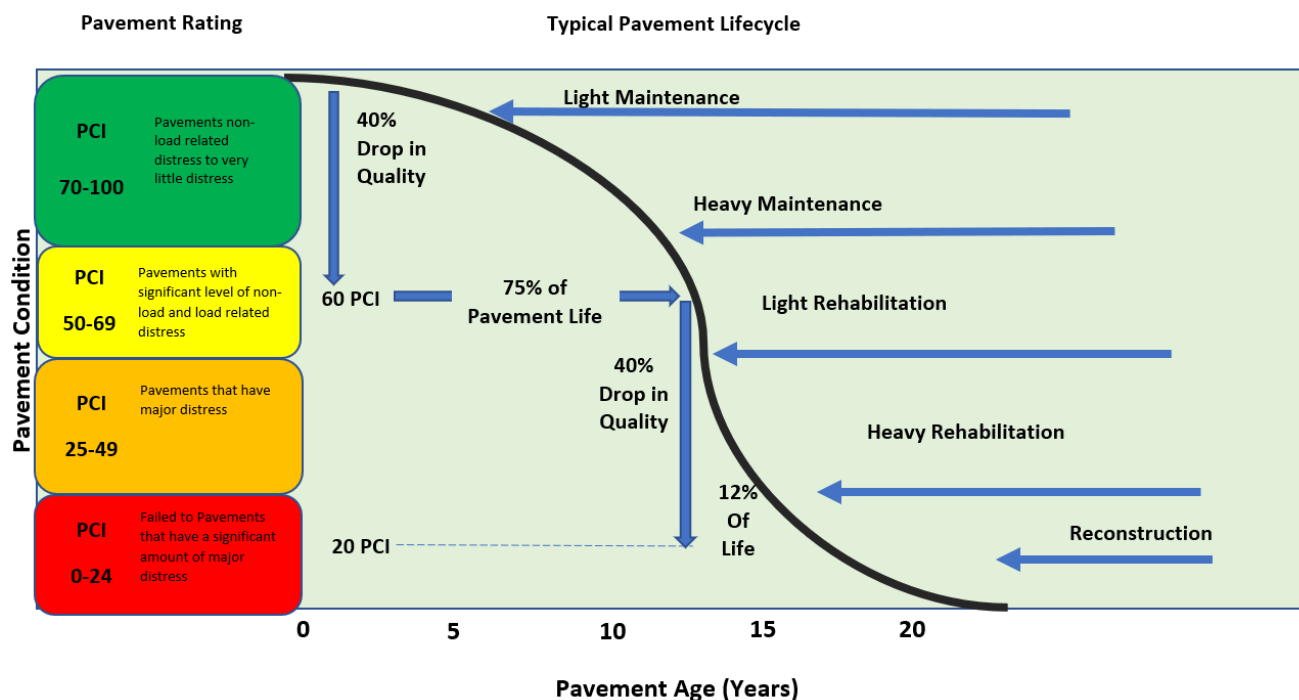
Maintenance and Rehabilitation Strategies

The City’s current maintenance activities vary from project to project; each maintenance activity is based on the section’s functional classification (Arterial, Collector, and Residential), surface type, and PCI. **Figure 7** illustrates a general pavement life cycle curve. The curve shows that pavements deteriorate only 40 percent in quality in the first 75 percent of their life; this deterioration subsequently accelerates rapidly, resulting in another 40 percent drop in quality in the next 12 percent of life. Therefore, investing in preventative maintenance in streets classified as “Good Condition” (70 and above) can save the city a significant amount of money in rehabilitation and reconstruction⁸ costs in the future. Depending on the condition of the existing street, the appropriate roadway rehabilitation treatment method will be selected to regain strength to the existing pavement. Types of pavement rehabilitation are described below. MTC recommends that the City continue its preventative maintenance efforts to utilize the recommended cost-effective treatments such as crack and slurry seals. City staff has reviewed the maintenance strategies, and AMS has updated the StreetSaver pavement management system. Part of the update was to review and revise the system unit costs. These unit costs are used to calculate total funding and budget need calculation. These

⁸ Reconstruction is equivalent to a new pavement structure where it involves removal and replacement of the existing pavement structure.

unit costs are “total project construction costs” that include but are not limited to construction, third-party testing & inspection, tree trimming, striping, and traffic loop/camera detector installation.

Figure 7. Standard Deterioration Curve



Below are the treatments for the City’s maintenance strategies:

Seal Crack Treatment⁹- Preventative Maintenance Treatment

Surface Cracks are inevitable distresses and are one of the first signs of distress at the pavement surface. If neglected over time, this distress can grow into a heavy crack and possibly a pothole if left untreated. Crack Sealing is a cost-effective treatment for cracks greater than 1/8". This treatment slows the deterioration and can extend pavement life by three to five years. This treatment is triggered every five years for Arterials and every four years for Collectors and Residential streets.

⁹ https://roadresource.org/treatment_resources/crack_seal

Slurry Seals¹⁰- Preventative Maintenance Treatment

A slurry seal is a surface treatment with mixtures containing asphalt emulsion, graded aggregates, fillers, water, and other additives to control the break and set time of the mixes. These treatments are designed to extend the life of asphalt pavements in good condition by providing skid resistance, restricting moisture intrusion, protecting the structure from further oxidation and raveling, and restoring a uniform black appearance. The slurry seal provides quick construction times and minimal disruption to the traveling public and can extend the life of the pavement by five to seven years. The City addresses load-related distress before applying a slurry seal. The City's maintenance strategy for slurry seal and slurry seal with base failure repair is triggered to occur every eight years. Arterial, Collectors, and Residential streets have a maximum of two (2) slurry seals before the system recommends a restoration treatment that warrants an AC Overlay with Fabric (1.5").

AC Overlay - Rehabilitation Treatment

Also known as "Mill and Fill," this treatment targets pavement at risk to fair condition without signs of load-related distress. The treatment generally involves grinding the edges of existing pavement and placing a new layer of asphalt concrete (AC) on top of the existing pavement. Asphalt concrete, or Hot Mix Asphalt (HMA), is a mixture of asphalt oil, crushed rock, gravel, and sand.

AC Overlay with Pavement Fabric - Rehabilitation Treatment

This treatment targets streets in fair to good condition with signs of load-related distress. The treatment generally involves grinding the edges of the existing pavement and placing a layer of paving mat/fabric on it before applying a new surface course of asphalt concrete over the top of the existing pavement. A paving mat is an engineered pavement interlayer to create a moisture-resistant barrier and retard reflective cracking, which helps prolong the pavement service life.

¹⁰ https://roadresource.org/treatment_resources/slurry_seal

Mill and AC Overlay/ AC Overlay with SAMI - Rehabilitation Treatment

This treatment targets streets in at-risk to fair condition with signs of load-related distresses with necessary profile grade adjustment. The treatment consists of cold milling (also known as cold plane/grinding) the existing surface to a pre-determined depth with specialized milling equipment to provide properly required grades. A new layer of asphalt concrete is then placed after the completion of the milling operation.

SAMI stands for Stress Absorbing Membrane Interlayer (SAMI). This interlayer provides increased flexibility and reduces the likelihood of surface reflective cracking.

AC Overlay with Rubberized Chip Seal - Rehabilitation Treatment

This treatment targets streets in poor conditions that need to be rehabilitated. This construction method involves grinding the edges of the existing pavement, placing a 3/8" layer of asphalt-rubber binder and aggregate pre-coated with paving asphalt (called rubberized chip seal), and then placing a new surface course of 1.5" to 1.75" thick of asphalt concrete over the newly established chip seal layer.

Cold-in-Place Recycling (CIPR) ¹¹- Rehabilitation Treatment

CIPR is a cost-effective, long-lasting, greener alternative to conventional maintenance and rehabilitation techniques. Cold In-place Recycling (CIR) is a process that cold mills and recycles the top 2-5 inches of asphalt using a continuous train operation. By reusing existing material, CIR significantly reduces trucking, time, and natural resources to substantially lower project costs. Generally, any road candidate for mill & fill is a candidate for CIR. This treatment adds fifteen to twenty years of service life with a combined appropriate wearing course. This treatment is typically 20%-50% less expensive than conventional maintenance and reconstruction methods. Still, it requires a lot of upfront coordination with various utility agencies to ensure that no utility facilities are within the 2-5 inches of existing asphalt that will be milled.

¹¹ https://roadresource.org/treatment_resources/cold_in_place_recycling

Full-Depth-Reclamation (FDR)¹² – Deep Rehabilitation

FDR is a cost-effective, long-lasting, greener alternative to deep rehabilitation or removal and replacement techniques. Full Depth Reclamation (FDR) is an engineered rehabilitation technique. The entire thickness of the asphalt pavement and a predetermined portion of the underlying materials (base, subbase, and subgrade) is uniformly pulverized and blended to provide an upgraded, homogeneous material. The reclaimed materials may be improved and strengthened by using Mechanical, Chemical, or Bituminous stabilization. FDR isn't only for roads in poor condition; it is also a viable design process for increasing pavement's structural capacity in good condition but requires a lot of upfront coordination with various utility agencies to ensure that there are no utility facilities within the existing asphalt and underlying materials that will be pulverized.

Reconstruction

Pavement reconstruction is a treatment that is needed when a road has reached the end of its design life, or the pavement has severe cross-section deficiencies due to traffic or environmental factors. These roads typically have a PCI of 25 and below; reconstruction is required to restore the service life. Reconstruction is equivalent to a new pavement that involves rebuilding the pavement layers from the ground up to replace the pavement. This treatment is the most expensive compared to the other treatments in the maintenance strategy.

¹² https://roadresource.org/treatment_resources/full_depth_reclamation

Table 3 shows the City's current maintenance strategies for Arterial, Collector, and Residential streets, with Arterial roads having the highest priority, followed by Collector and then Residential. Arterial streets have the highest priority due to the high traffic volume.

Table 3. Maintenance Strategies for Arterial, Collector, and Residential Streets.

Functional Class	Surface Type	PCI Range	Condition Category	Treatment Type	Treatment	Cost /Square Yard	Years between Crack Seal	Years between Surface Seals	# of Surface Seals before Overlay
Arterial	AC	70 - 100	Condition I - Good to Excellent	Crack Treatment	SEAL CRACKS	\$0.46	5		
		70 - 100	Condition I - Good to Excellent	Surface Treatment	SLURRY SEAL	\$5.70		8	
		70 - 100	Condition I - Good to Excellent	Restoration Treatment	AC OVERLAY 1.5"	\$25.42			2
		50 - 69	Condition II/III - At Risk to Fair (Non-Load Related)		AC OVERLAY W FABRIC 1.75 IN	\$26.04			
		50 - 69	Condition II/III - At Risk to Fair(Load Related)		OVERLAY W FABRIC	\$28.52			
		25 - 49	Condition IV - Poor		OVERLAY with SAMI	\$40.57			
Collector	AC	0 - 25	Condition V - Failed to Very Poor		RECONSTRUCT SURFACE AC	\$99.14			
		70 - 100	Condition I - Good to Excellent	Crack Treatment	SEAL CRACKS	\$0.46	4		
		70 - 100	Condition I - Good to Excellent	Surface Treatment	SLURRY SEAL	\$5.70		8	
		70 - 100	Condition I - Good to Excellent	Restoration Treatment	AC OVERLAY 1.5"	\$23.56			2
		50 - 69	Condition II/III - At Risk to Fair (Non-Load Related)		AC OVERLAY 1.75 INCHES	\$24.80			
		50 - 69	Condition II/III - At Risk to Fair(Load Related)		OVERLAY 1.75" W/FABRIC	\$26.11			
Residential	AC	25 - 49	Condition IV - Poor		OVERLAY with SAMI	\$36.71			
		0 - 25	Condition V - Failed to Very Poor		RECONSTRUCT STRUCTURE AC	\$63.10			
		70 - 100	Condition I - Good to Excellent	Crack Treatment	SEAL CRACKS	\$0.46	3		
		70 - 100	Condition I - Good to Excellent	Surface Treatment	SLURRY SEAL	\$5.70		8	
		70 - 100	Condition I - Good to Excellent	Restoration Treatment	AC OVERLAY 1.5"	\$23.56			2
		50 - 69	Condition II/III - At Risk to Fair (Non-Load Related)		AC OVERLAY 1.75 INCHES	\$24.18			
		50 - 69	Condition II/III - At Risk to Fair(Load Related)		AC OVERLAY W FABRIC 1.75 IN	\$25.42			
		25 - 49	Condition IV - Poor		OVERLAY with SAMI	\$36.71			
		0 - 25	Condition V - Failed to Very Poor		RECONSTRUCT STRUCTURE AC	\$60.96			

Pavement Needs for Optimal PCI

The pavement management program develops a maintenance strategy to improve the road network's overall condition to an optimal PCI (85-87 PCI range). The overall weighted average PCI is 77 PCI, which is within the "Good Category." This scenario answers the most common question, "If the City had all the money in the world, what would it cost to update the road network?" **Table 4** below represents the 5-year breakdown to get the road network into optimal conditions and address the backlog. Currently, the City's backlog is approximately \$31.7 million. The backlog is derived from the work scheduled in prior years but deferred due to insufficient funding resources. Please note that the cost of the needs has been front-loaded. The front-loaded costs are due to the pavement management system's need to bring the entire pavement network to optimal conditions and maintain those

conditions for the next five years. To keep the PCI at optimal levels, the City must spend approximately \$74.5 million by the end of 2028. The pavement management software is more cost-effective to repair the street in the first year rather than waiting to fix it in the subsequent years. Generally speaking, roads appear to be in good condition for a long time; however, when roads fail, they fail quickly, and repair costs can increase if the recommended maintenance treatments are deferred. Should the City not invest in maintenance or rehabilitation treatments on streets for the next five years, the overall network PCI will decrease to 70.

Table 4. 5-Year Needs Breakdown for Optimal PCI¹³

City Needs					
Year	PM	Rehab Cost	Total	PCI Treated	PCI Untreated
2024	\$6,914,840	\$24,794,225	\$31,709,065	86	77
2025	\$2,766,890	\$9,920,202	\$12,687,092	86	76
2026	\$795,536	\$7,568,442	\$8,363,978	86	74
2027	\$2,257,720	\$7,228,645	\$9,486,365	86	72
2028	\$2,663,845	\$9,609,373	\$12,273,218	87	70
	\$15,398,831	\$59,120,887	\$74,519,718		

¹³ The results of the budget needs analysis use a 3% interest and inflation factor. These costs are in today's dollars, using pre-Covid unit costs and accounts for annual 3% interest and inflation.

BUDGET SCENARIOS

After inspecting the City's roadway conditions and evaluating the maintenance and rehabilitation needs, the next step in developing a cost-effective maintenance and rehabilitation strategy is to run "what-if" scenarios. The advantage of a pavement management program such as StreetSaver is the ability to forecast the treatments and conditions based on budget constraints or predict future costs based on targeted network PCI goals. The following scenarios have been analyzed:

Scenario 1 – Current Budget

- Average funding of \$4.1M per year for maintenance and rehabilitation.
- PCI decreases to 75 at the end of five years.
- Backlog increases from \$31.7M to \$46.7M at the end of five years.
- 71.2% of City streets will have a PCI equal to or greater than 70.

Scenario 2 – Constant PCI

- Average funding of \$6.1M per year for maintenance and rehabilitation.
- PCI remains constant at 77 at the end of five years.
- Backlog INcreases from \$31.7M to \$36.1M at the end of five years.
- 75.2% of City streets will have a PCI equal to or greater than 70.

Scenario 3 – Plus 5 PCI Increase

- Average funding of \$10.5M per year for maintenance and rehabilitation.
- PCI increases to 82 PCI at the end of five years.
- Backlog decreases from \$31.7M to \$20.4M at the end of five years.
- 88.9% of City streets will have a PCI equal to or greater than 70.

Scenario 4 – Unconstrained Funding

- Average funding of \$14.9M per year on maintenance and rehabilitation.
- PCI will increase to 87 at the end of five years.
- Backlog decreases from \$31.7M to \$1.1M at the end of five years.
- 98.5% of City streets will have a PCI equal to or greater than 70.

Scenario 5 – Constant Deferred Maintenance

- Average funding of \$7.2M per year on maintenance and rehabilitation.
- PCI increases to 78 at the end of five years.
- Backlog remains constant at \$31.7M at the end of five years.
- 77.8% of City streets will have a PCI equal to or greater than 70.

Scenario 6 – No Funding

- Average funding of \$0 per year on maintenance and rehabilitation.
- PCI decreases to 70 at the end of five years.
- Backlog increases from \$31.7M to \$60.2M at the end of five years.
- 60.2% of City streets will have a PCI equal to or greater than 70.

Table 5. Scenario Summary

	Scenario 1. Current Budget	Scenario 2. Constant PCI	Scenario 3. Plus 5 PCI Increase	Scenario 4. Unconstrained Funding	Scenario 5. Constant Deferred Maintenance	Scenario 6. No Funding
Average Yearly Budget	\$4,090,000	\$6,115,824	\$10,537,257	\$14,903,943	\$7,150,940	\$0
Total Budget for 5 Years	\$20,450,000	\$30,579,120	\$52,686,284	\$74,519,715	\$35,754,700	\$0
Current PCI	77	77	77	77	77	77
Current Backlog	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065	\$31,709,065
Current % in 'Good' condition	71.50%	71.50%	71.50%	71.50%	71.50%	71.50%
PCI after 5 years (change)	75 (-2)	77 (0)	82 (+5)	87 (+10)	78 (+1)	70 (-7)
Backlog after 5 years	\$46,732,406	\$36,071,136	\$20,363,078	\$1,090,991	\$31,709,185	\$60,156,996
% 'Good' in 5 years	71.2	76.9	90.2	98.5	77.8	60.2
% 'Fair' in 5 years	16.3	12.8	3.5	0.9	13.8	23.2
% 'Poor' in 5 years	11.3	9.4	5.4	0.4	7.6	15.3
% 'Very Poor' in 5 years	1.2	0.9	0.9	0.2	0.8	1.3

Scenario 1 – Current Budget

The City's current budget is approximately \$4.1 million annually or \$20.5 million at the end of five years. Implementing this budget scenario (**Figure 8, Table 6**) shows that the PCI will decrease to 75 by the end of 2028, while the backlog will increase to \$46.7 million.

Figure 8. Scenario 1. Current Budget PCI and Backlog

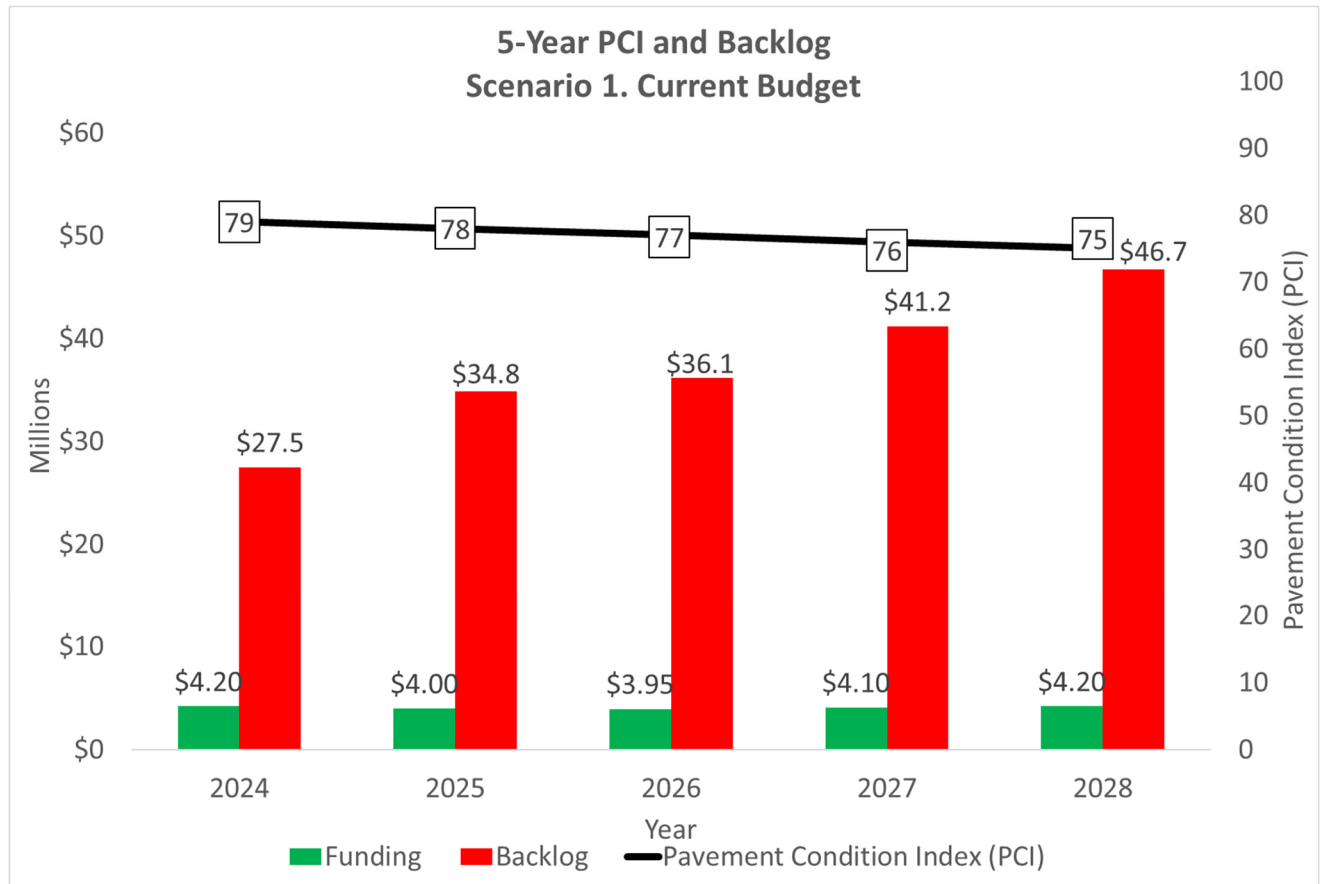


Table 6. Scenario 1. Current Budget Summary

Scenario 1. Current Budget			
Year	Budget	Backlog	PCI
2024	\$4,200,000	\$27,509,526	79
2025	\$4,000,000	\$34,834,776	78
2026	\$3,950,000	\$36,145,690	77
2027	\$4,100,000	\$41,212,701	76
2028	\$4,200,000	\$46,732,406	75

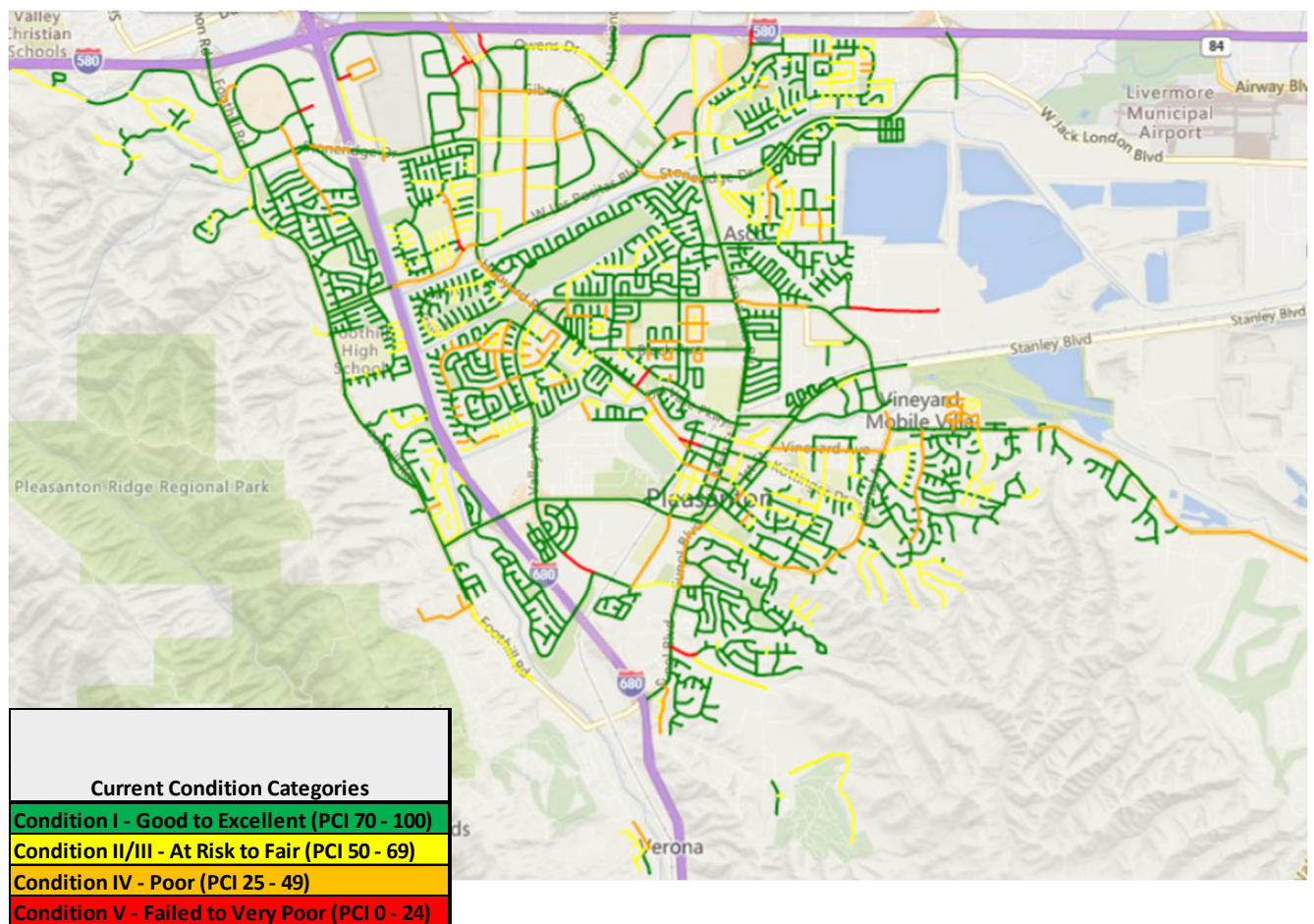
Approximately 71.2% (**Table 7**) of City streets will have a PCI equal to or greater than 70 PCI at the end of 2028 (Condition Category I).

Table 7. Scenario 1. Current Budget - 2028 Condition Category Summary

	Scenario 1. Current Budget	% Change at the end of 5 years
% 'Good' in 5 years	71.2	-0.3
% 'Fair' in 5 years	16.3	-6.7
% 'Poor' in 5 years	11.3	5.9
% 'Very Poor' in 5 years	1.2	1.1

Figure 9 is a projected PCI map for 2028 if the “Current Budget” is implemented.

Figure 9. Scenario 1. Current Budget PCI Map - 2028 Condition Category Summary



Scenario 2 – Constant PCI

This scenario (**Figure 10, Table 8**) analyzes the cost to sustain the overall network PCI at 77. Results show that it would cost approximately \$6.1 million annually or \$30.6 million for five years. This iteration indicates that the backlog will increase to \$36.1 million by the end of the year 2028.

Figure 10. Scenario 2. Constant PCI and Backlog

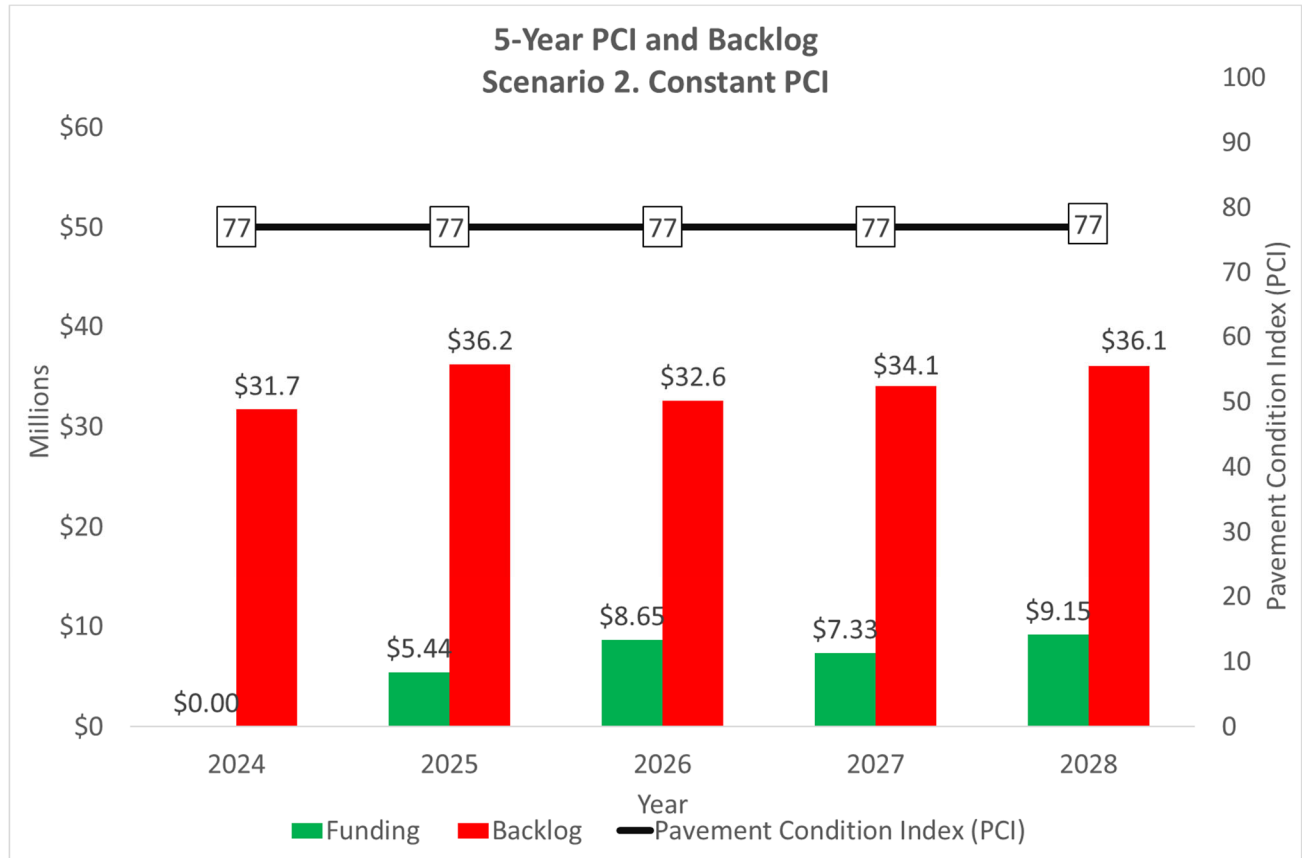


Table 8. Scenario 2. Constant PCI Summary

Scenario 2. Constant PCI			
Year	Budget	Backlog	PCI
2024	\$0	\$31,709,065	77
2025	\$5,440,514	\$36,220,587	77
2026	\$8,653,353	\$32,613,096	77
2027	\$7,331,429	\$34,071,136	77
2028	\$9,153,824	\$36,071,136	77

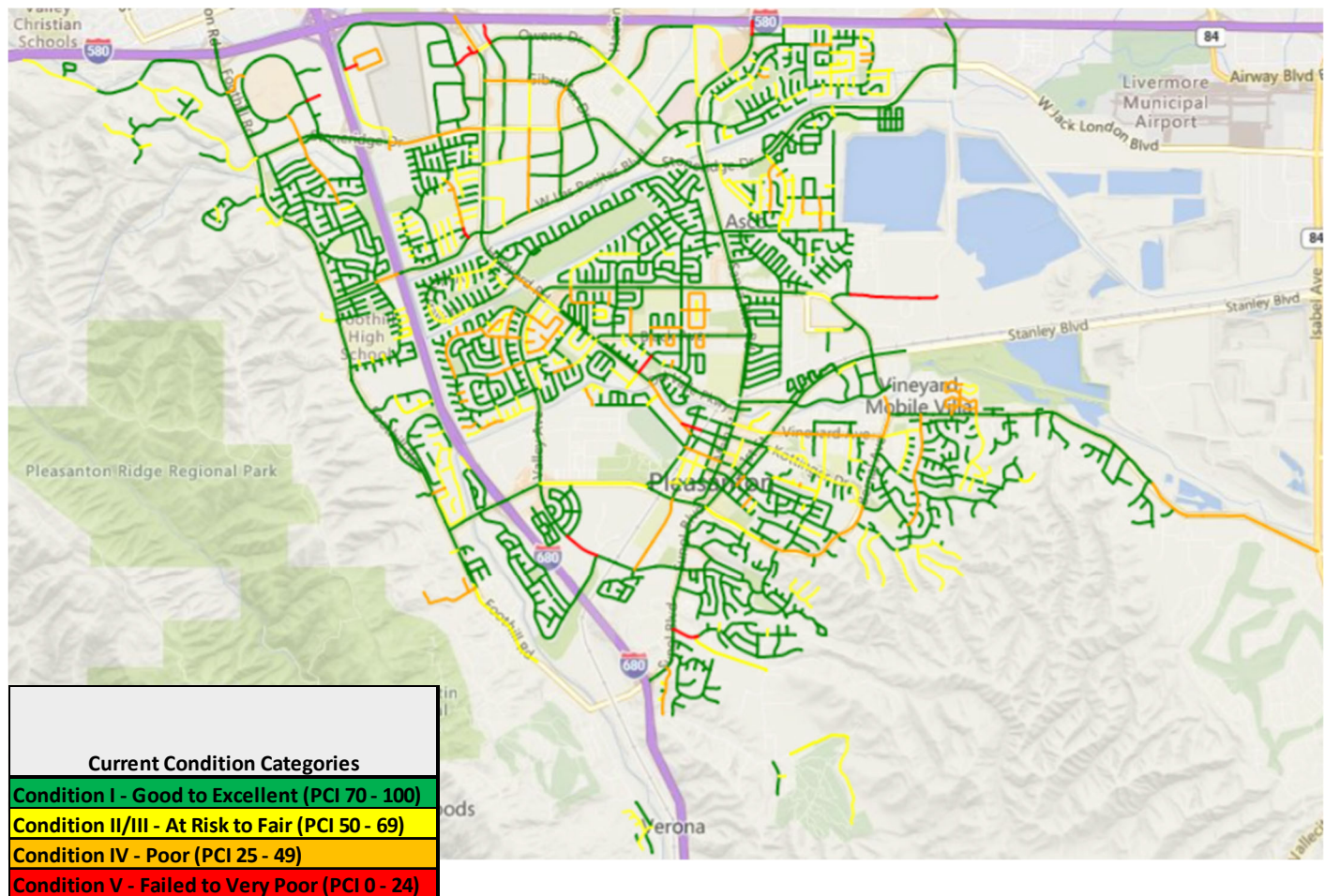
Approximately 75.2% (**Table 9**) of City streets will have a PCI equal to or greater than 70 PCI at the end of 2028 (Condition Category I).

Table 9. Scenario 2. Constant PCI - 2028 Condition Category Summary

	Scenario 2. Constant PCI	% Change at the end of 5 years
% 'Good' in 5 years	75.2	3.7
% 'Fair' in 5 years	14.9	-8.1
% 'Poor' in 5 years	9	3.6
% 'Very Poor' in 5 years	0.9	0.8

Figure 11 is a projected PCI map 2028 if the “Constant PCI” scenario is implemented.

Figure 11. Scenario 2. Constant PCI Map - 2028 Condition Category Summary



Scenario 3 – Plus 5 PCI Increase

Figure 12, Table 10 represents the costs and impacts of increasing the overall network by 5 points (82 PCI). Implementing this scenario would cost approximately \$10.5 million annually or about \$52.7 million by the end of five years. In addition, this scenario decreases the backlog to \$20.4 million at the end of the five years.

Figure 12. Scenario 3. Plus 5 PCI Increase and Backlog

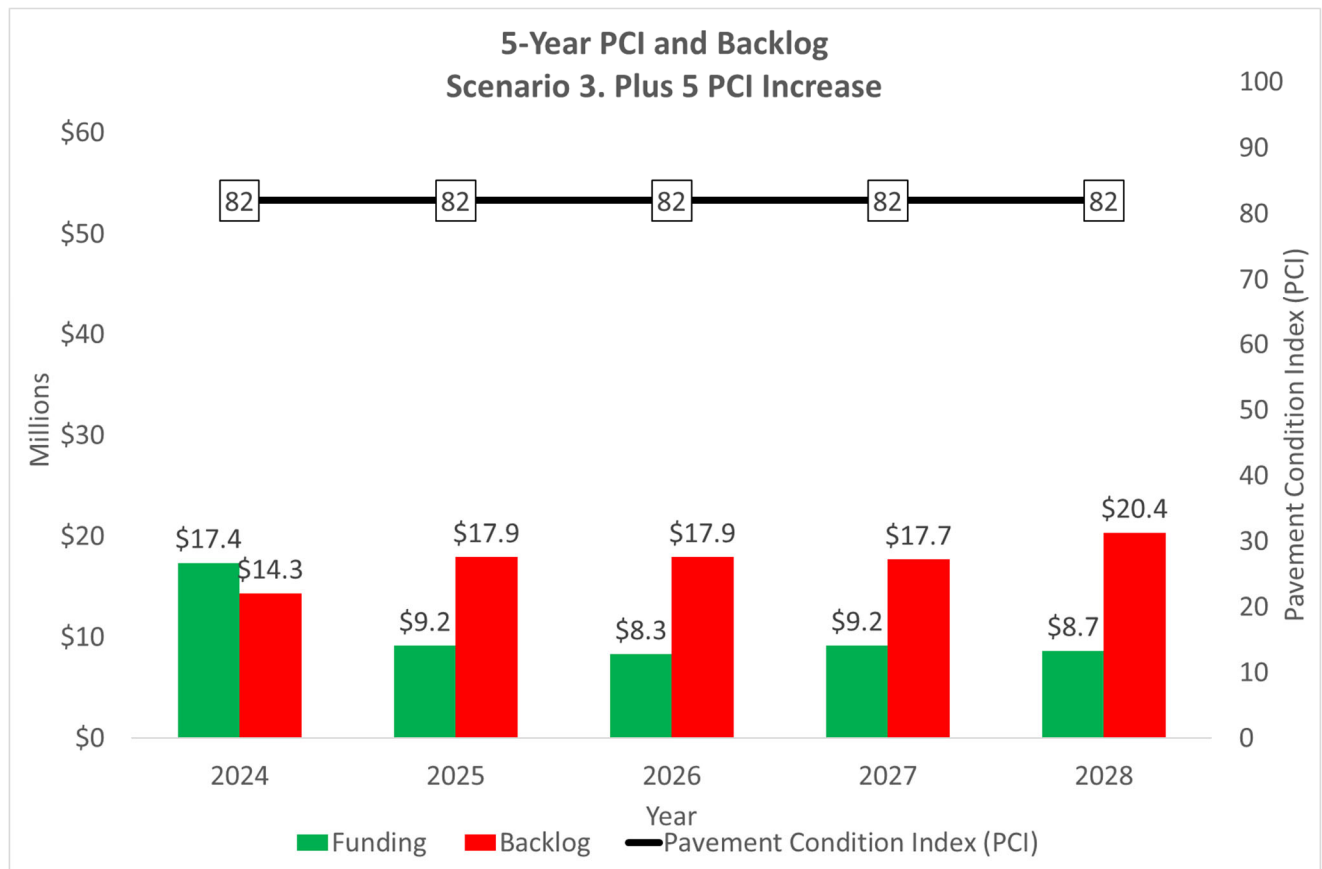


Table 10. Scenario 3. Plus 5 PCI Increase Summary

Scenario 3. Plus 5 PCI Increase			
Year	Budget	Backlog	PCI
2024	\$17,369,507	\$14,340,181	82
2025	\$9,154,646	\$17,934,766	82
2026	\$8,314,112	\$17,939,166	82
2027	\$9,187,899	\$17,693,598	82
2028	\$8,660,120	\$20,363,078	82

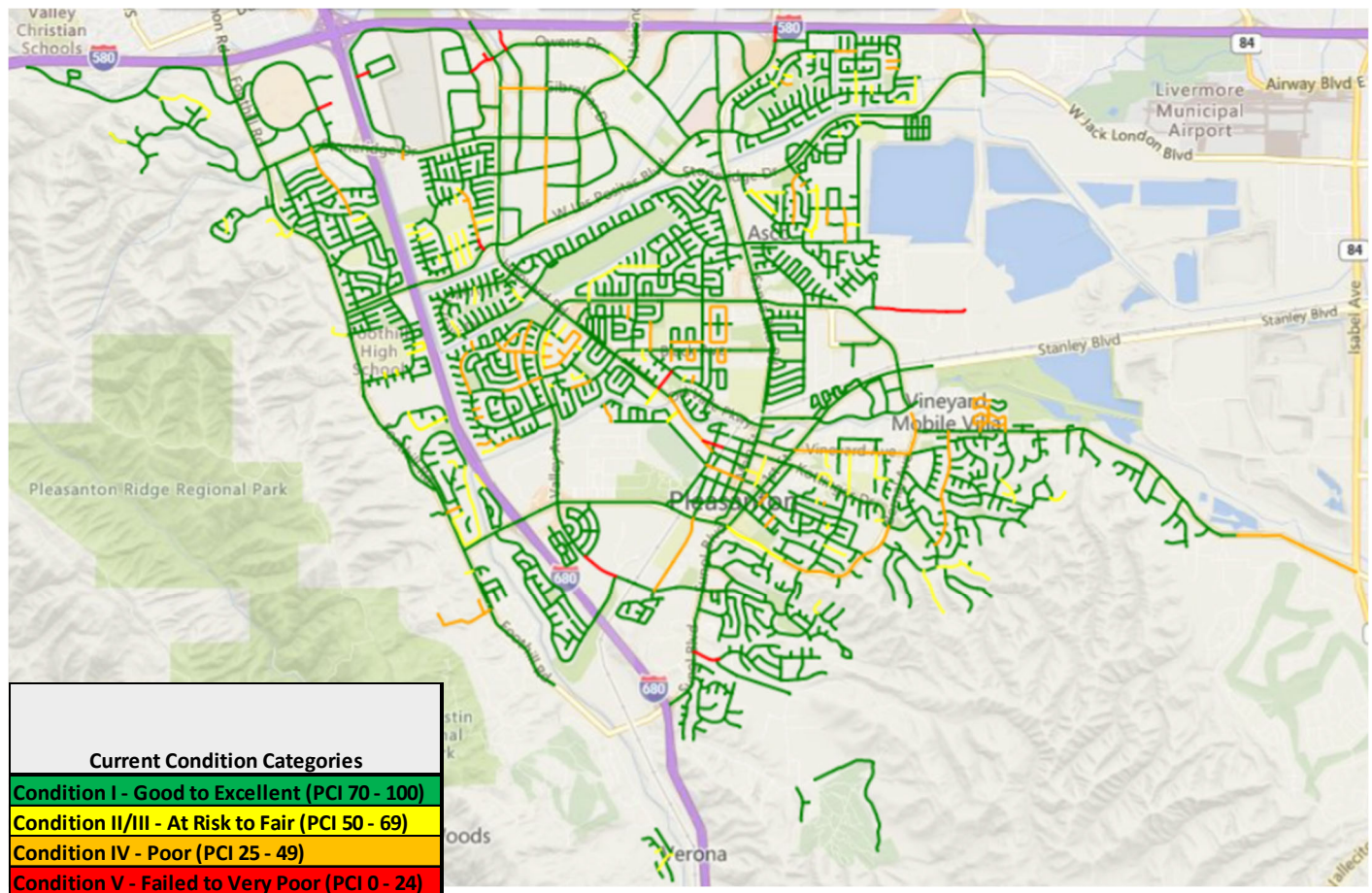
Approximately 88.9% (**Table 11**) of City streets will have a PCI equal to or greater than 70 PCI at the end of 2028 (Condition Category I).

Table 11. Scenario 3. Plus 5 PCI Increase - 2028 Condition Category Summary

	Scenario 3. Plus 5 PCI Increase	% Change at the end of 5 years
% 'Good' in 5 years	88.9	17.4
% 'Fair' in 5 years	4.3	-18.7
% 'Poor' in 5 years	5.8	0.4
% 'Very Poor' in 5 years	1	0.9

Figure 13 shows a projected PCI map for 2028 if the “Plus 5 PCI Increase” scenario is implemented.

Figure 13. Scenario 3. Plus 5 PCI Increase PCI Map - 2028 Condition Category Summary



Scenario 4 – Unconstrained Funding

Figure 14, Table 12, represents the costs and impacts of implementing an unconstrained budget. Results show that it would bring the City's network to optimal conditions and cost approximately \$14.9M annually or \$74.5 million for five years. Implementing this scenario would increase the overall network PCI to 87, while the backlog would decrease from \$31.7 million to \$1.1 million by the end of 2028.

Figure 14. Scenario 4. Unconstrained Funding PCI and Backlog

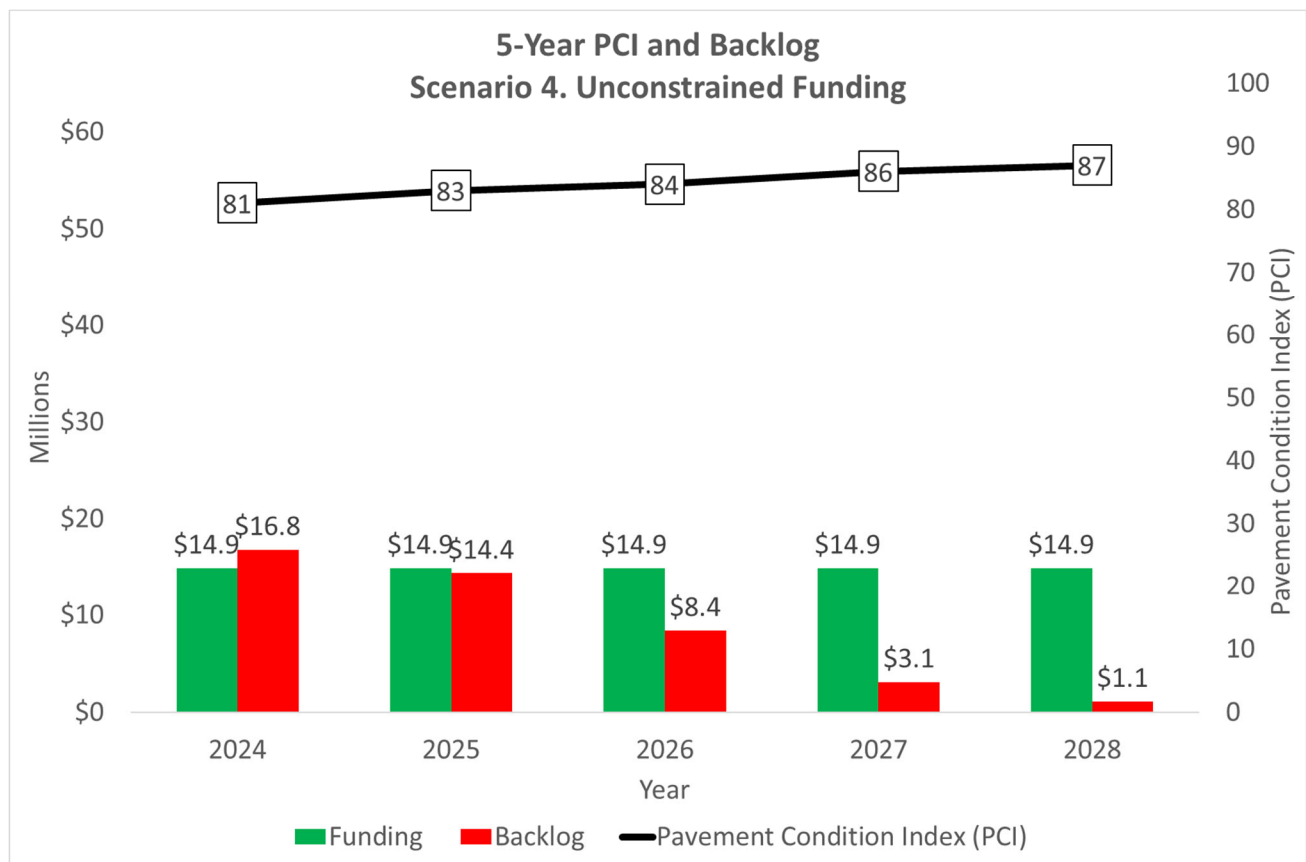


Table 12. Scenario 4. Unconstrained Funding Summary

Scenario 4. Unconstrained Funding			
Year	Budget	Backlog	PCI
2024	\$14,903,943	\$16,805,379	81
2025	\$14,903,943	\$14,364,805	83
2026	\$14,903,943	\$8,367,168	84
2027	\$14,903,943	\$3,091,444	86
2028	\$14,903,943	\$1,090,991	87

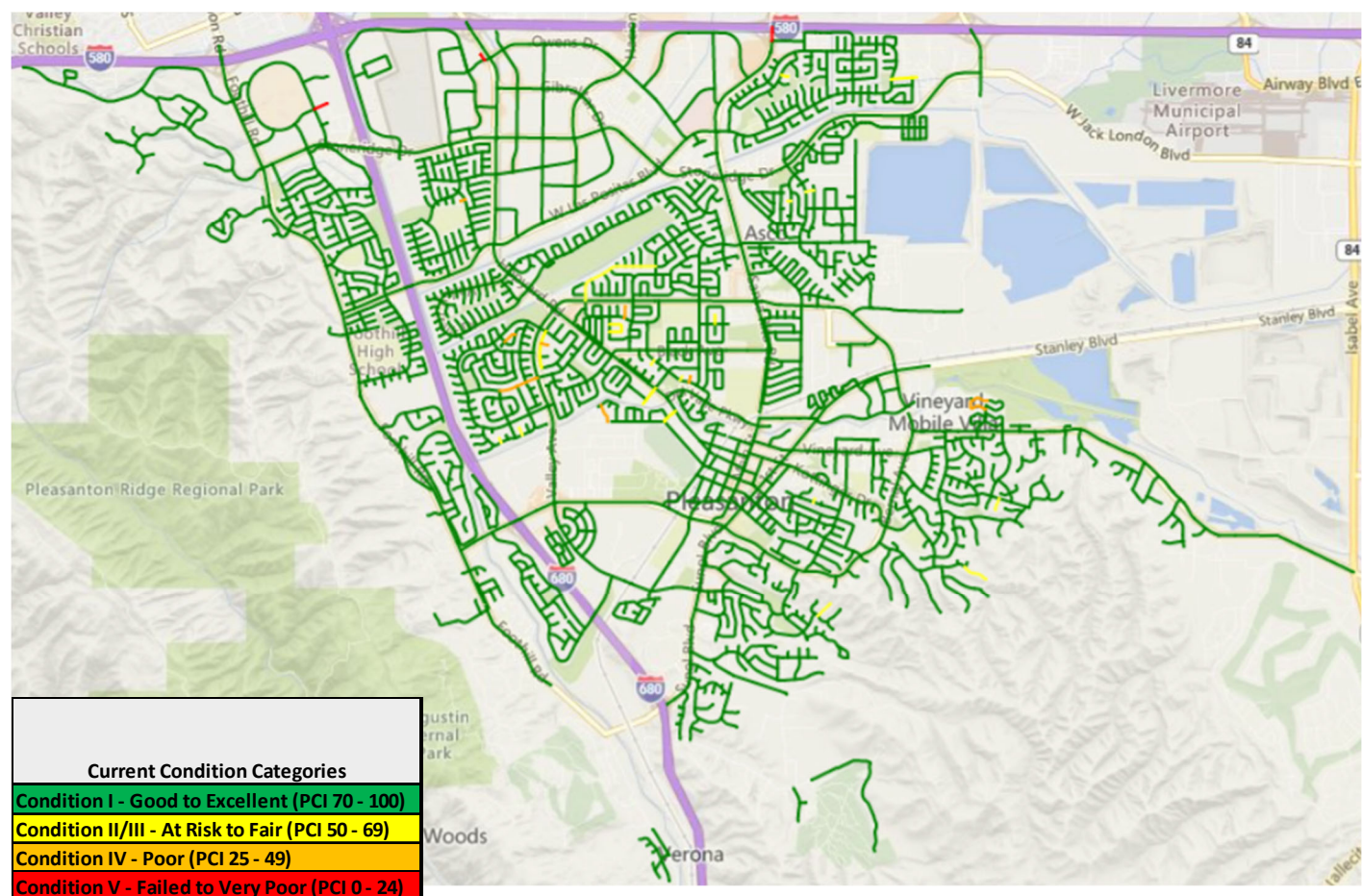
Approximately 98.5% (**Table 13**) of City streets will have a PCI equal to or greater than 70 PCI at the end of 2028 (Condition Category I).

Table 13. Scenario 4. Unconstrained Funding - 2028 Condition Category Summary

	Scenario 4. Unconstrained Funding	% Change at the end of 5 years
% 'Good' in 5 years	98.5	27.0
% 'Fair' in 5 years	0.9	-22.1
% 'Poor' in 5 years	0.4	-5.0
% 'Very Poor' in 5 years	0.2	0.1

Figure 15 is a projected PCI map for 2028 if the “Unconstrained Funding” scenario is implemented.

Figure 15. Scenario 4. Unconstrained Funding Map - 2028 Condition Category Summary



Scenario 5 – Constant Deferred Maintenance

Figure 16, Table 14, represents the costs and impacts of implementing a Constant Deferred Maintenance scenario. Implementing this scenario would cost approximately \$17.2 million annually or about \$35.8 million by the end of five years. Results show an increase in the overall network PCI to 78, while the backlog would remain constant at \$31.7M by the end of 2028.

Figure 16. Scenario 5. Constant Deferred Maintenance and Backlog

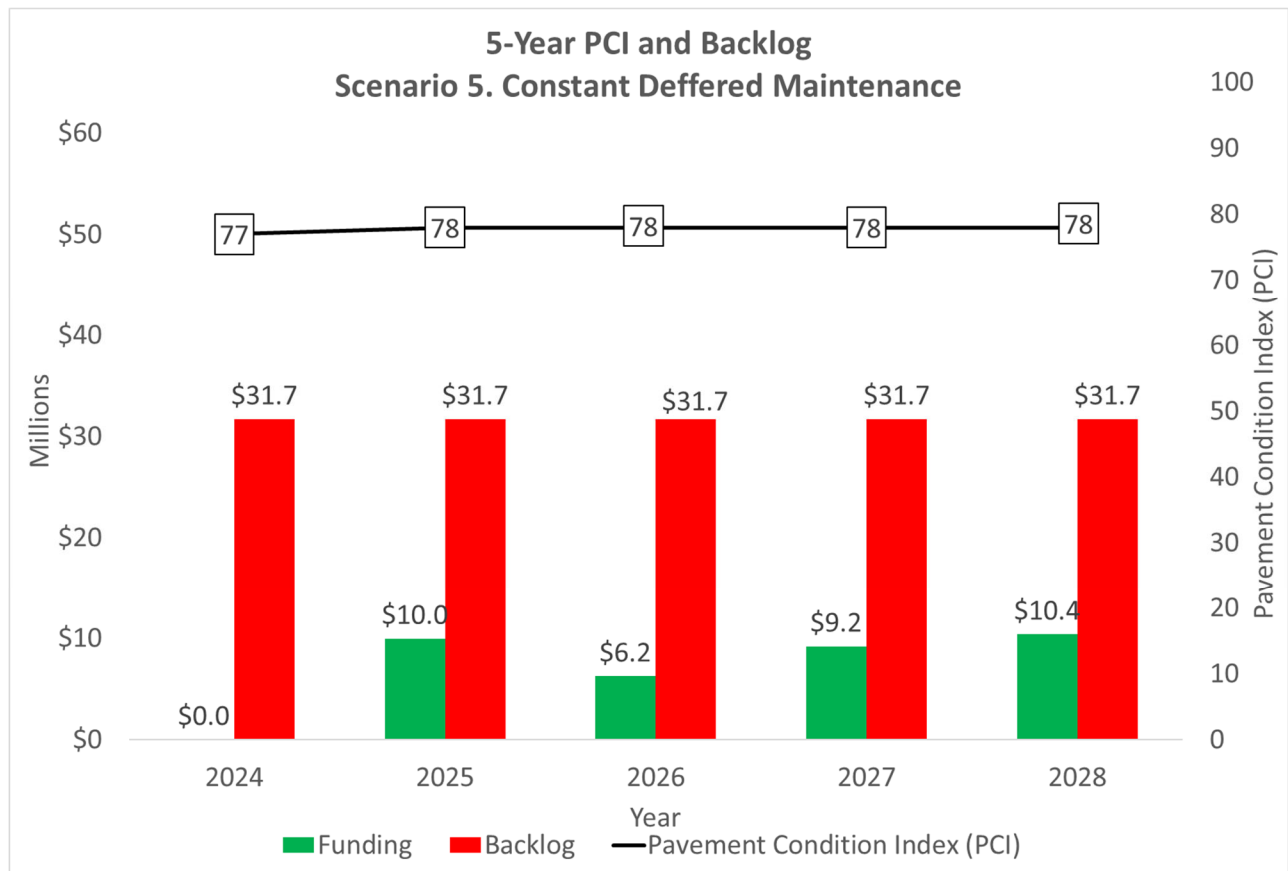


Table 14. Scenario 5. Constant Deferred Maintenance Summary

Scenario 5. Constant Deferred Maintenance			
Year	Budget	Backlog	PCI
2024	\$0	\$31,709,065	77
2025	\$9,951,000	\$31,709,307	78
2026	\$6,240,000	\$31,709,515	78
2027	\$9,191,700	\$31,709,068	78
2028	\$10,372,000	\$31,709,185	78

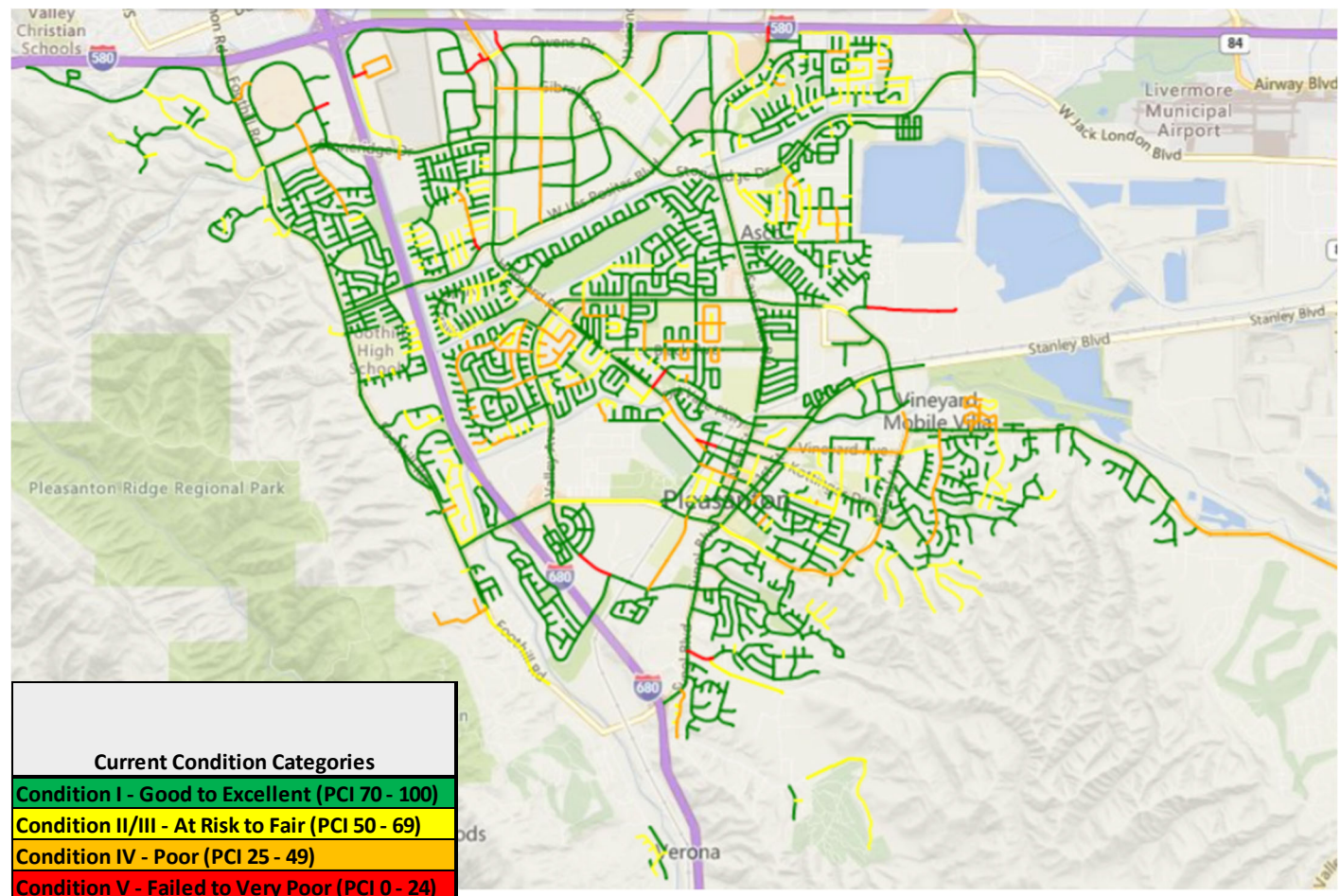
Approximately 77.8% (**Table 15**) of City streets will have a PCI equal to or greater than 70 PCI at the end of 2028 (Condition Category I).

Table 15. Scenario 5. Constant Deferred Maintenance - 2028 Condition Category Summary

	Scenario 5. Constant Deferred Maintenance	% Change at the end of 5 years
% 'Good' in 5 years	77.8	6.3
% 'Fair' in 5 years	13.8	-9.2
% 'Poor' in 5 years	7.6	2.2
% 'Very Poor' in 5 years	0.8	0.7

Figure 17 is a projected PCI map 2028 if the “Constant Deferred Maintenance” scenario is implemented.

Figure 17. Scenario 5. Constant Deferred Maintenance PCI Map - 2028 Condition Category Summary



Scenario 6 – No Funding

Figure 18, Table 16, represents the costs and impacts of implementing an unfunded scenario. Implementing this scenario would decrease the overall network PCI to 70, while the backlog would increase from \$31.7 million to about \$60.2 million by the end of 2028.

Figure 18. Scenario 6. No Funding PCI and Backlog

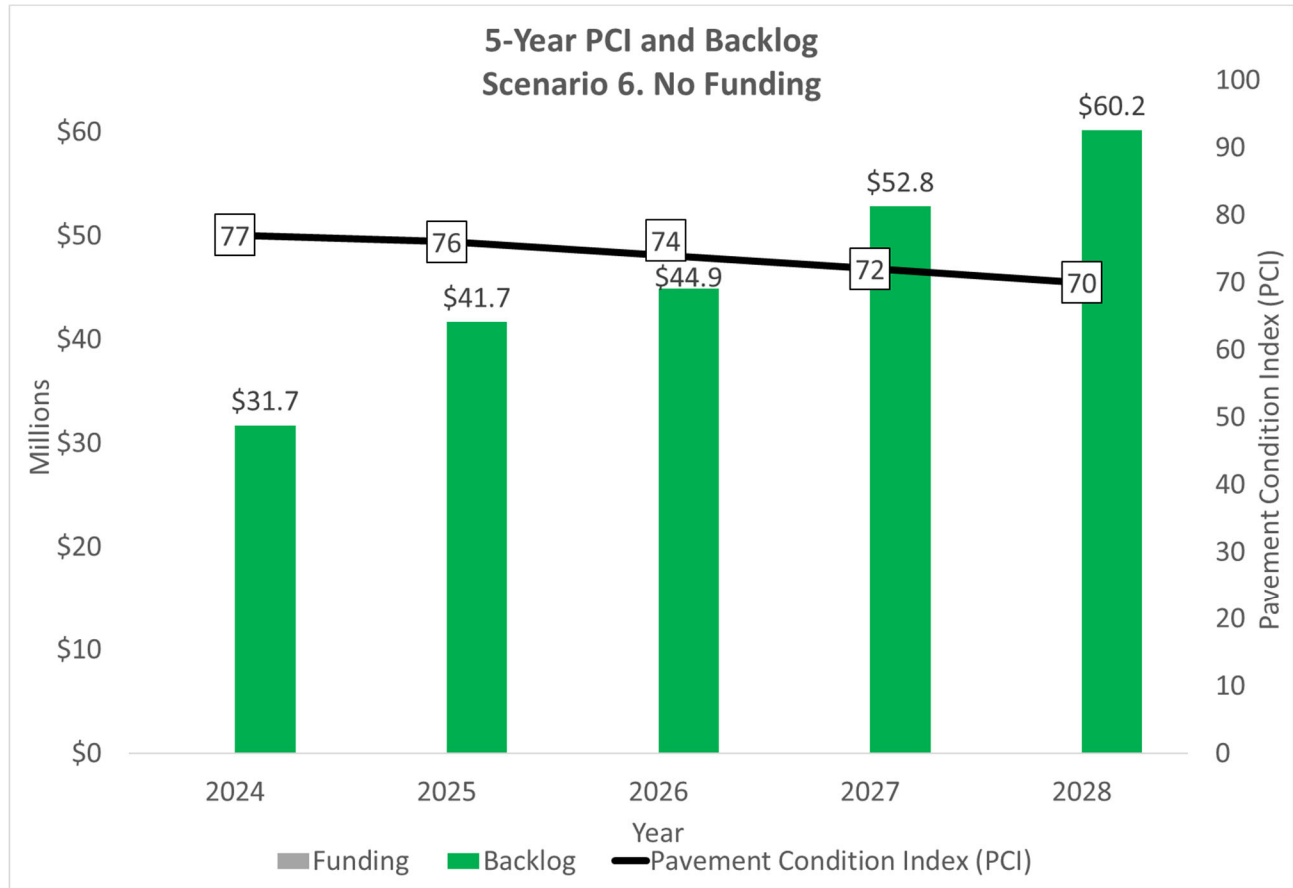


Table 16. Scenario 6. No Funding Summary

Scenario 6. No Funding			
Year	Budget	Backlog	PCI
2024	\$0	\$31,709,065	77
2025	\$0	\$41,660,067	76
2026	\$0	\$44,901,550	74
2027	\$0	\$52,793,682	72
2028	\$0	\$60,156,996	70

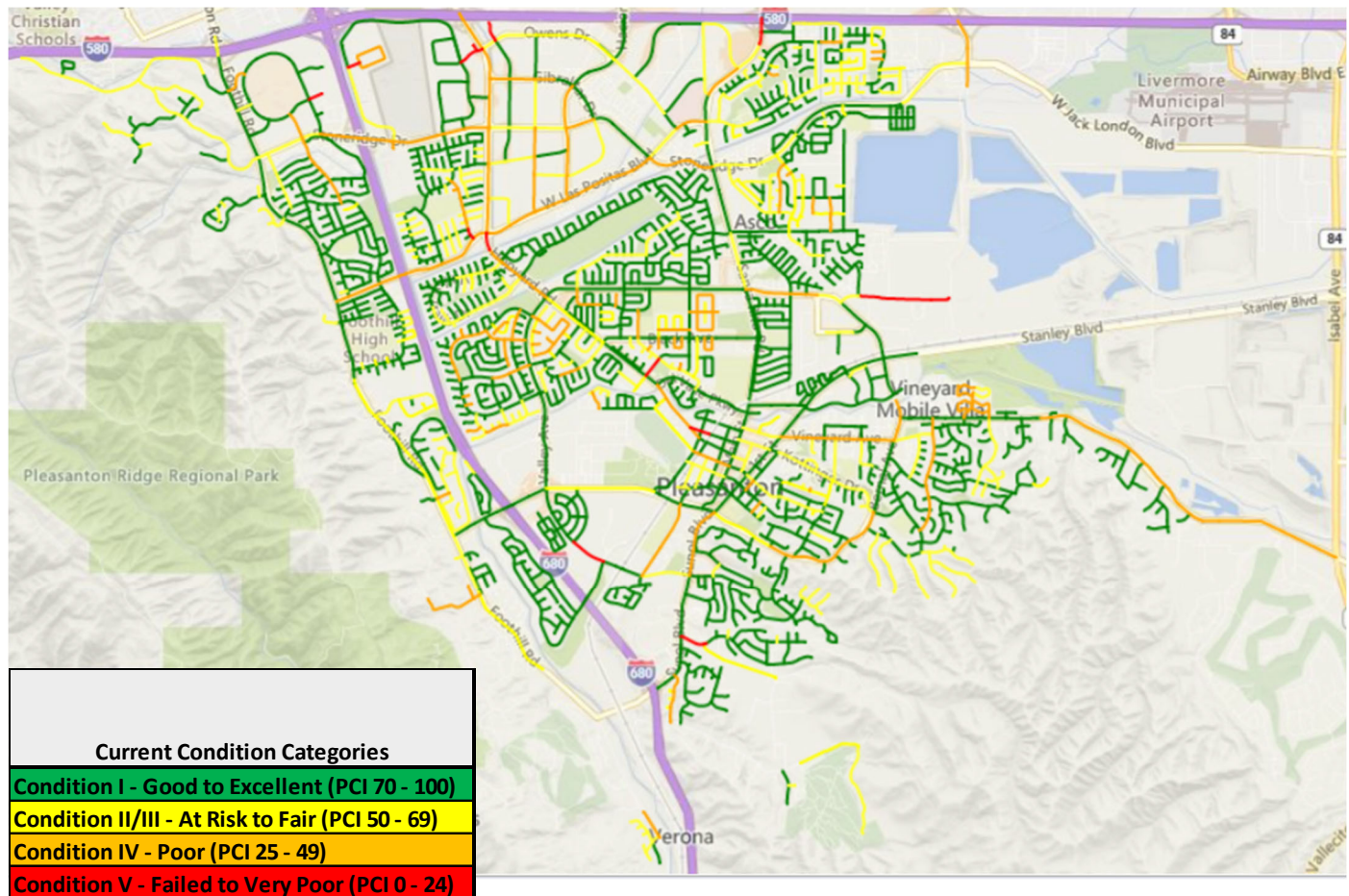
Approximately 60.2% (**Table 17**) of City streets will have a PCI equal to or greater than 70 PCI at the end of 2028 (Condition Category I).

Table 17. Scenario 6. No Funding - 2028 Condition Category Summary

	Scenario 6. No Funding	% Change at the end of 5 years
% 'Good' in 5 years	60.2	-11.3
% 'Fair' in 5 years	23.2	0.2
% 'Poor' in 5 years	15.3	9.9
% 'Very Poor' in 5 years	1.3	1.2

Figure 19 is a projected PCI map for 2028 if the “No Funding” scenario is implemented.

Figure 19. Scenario 6. No Funding PCI Map - 2028 Condition Category Summary



CONCLUSIONS

The City of Pleasanton currently has 209.34 centerline miles of paved roads or 507.51 lane miles. This asset comprises approximately 46.2 million square feet of pavement and is worth roughly \$306 million to replace. After updating the City's pavement management system with inspections and recent maintenance and rehabilitation treatments, the City's overall network condition is 77 PCI. Approximately 71.5% of the City's road network has a PCI of 70 or better. The City's current backlog is about \$31.7 million.

The first option the City should consider is implementing the "Unconstrained Funding Scenario." This scenario requires an average budget of \$14.9 million annually or \$74.5 million for five years. The effects of this budget increase the network PCI to 87 (**Figure 20**), while the backlog decreases to \$1.1 million (**Figure 21**) at the end of five years. 98.5% of City streets will have a PCI of 70 and above (**Table 18**).

The second option is implementing the "Plus 5 PCI Increase Scenario." Results show that the network increased to 82 in five years (**Figure 20**). This budget would cost \$10.5 million annually or \$52.7 million over five years. The backlog decreases to \$20.4 million (**Figure 21**). This action will result in 88.9% of city streets having a PCI of 70 and above (**Table 18**).

The third option is implementing the "Constant Deferred Maintenance Scenario." Results from this scenario show that the overall network PCI increases to 78 (**Figure 20**) while the backlog remains constant at \$31.7 million (**Figure 21**). This scenario would cost \$7.2 million annually or \$35.8 million for five years. Approximately 77.8% of the City's pavement will have a 70 or better (**Table 18**).

The fourth option is using the "Constant PCI Scenario." This scenario averages \$6.9 million annually or \$34.7 million over five years. Results show that the network remains constant at 77 PCI (**Figure 20**). The backlog for this scenario increases to \$36.1 million (**Figure 21**). 75.2% of City streets will have a PCI of 70 or better (**Table 18**).

The fifth option is implementing the “Current Budget Scenario.” Results from this scenario show that the overall network PCI decreases to 75 at the end of five years (**Figure 20**) while the backlog increases to about \$46.7 million (**Figure 21**). This scenario would cost \$4.1 million annually or \$20.5 million for five years. Approximately 71.2% of the City’s pavement will have a 70 or better (**Table 18**).

The sixth and least recommended action compared to the other options evaluated is the “No Funding scenario.” This iteration does not use any funds to maintain or rehabilitate pavements. Implementing this scenario will result in a PCI drop to 70 (**Figure 20**) and an increase in the backlog to \$60.2 million (**Figure 21**). Approximately 60.2% of City streets will have a PCI of 70 and above (**Table 18**).

Figure 20. 5-Year Scenario PCI Summary

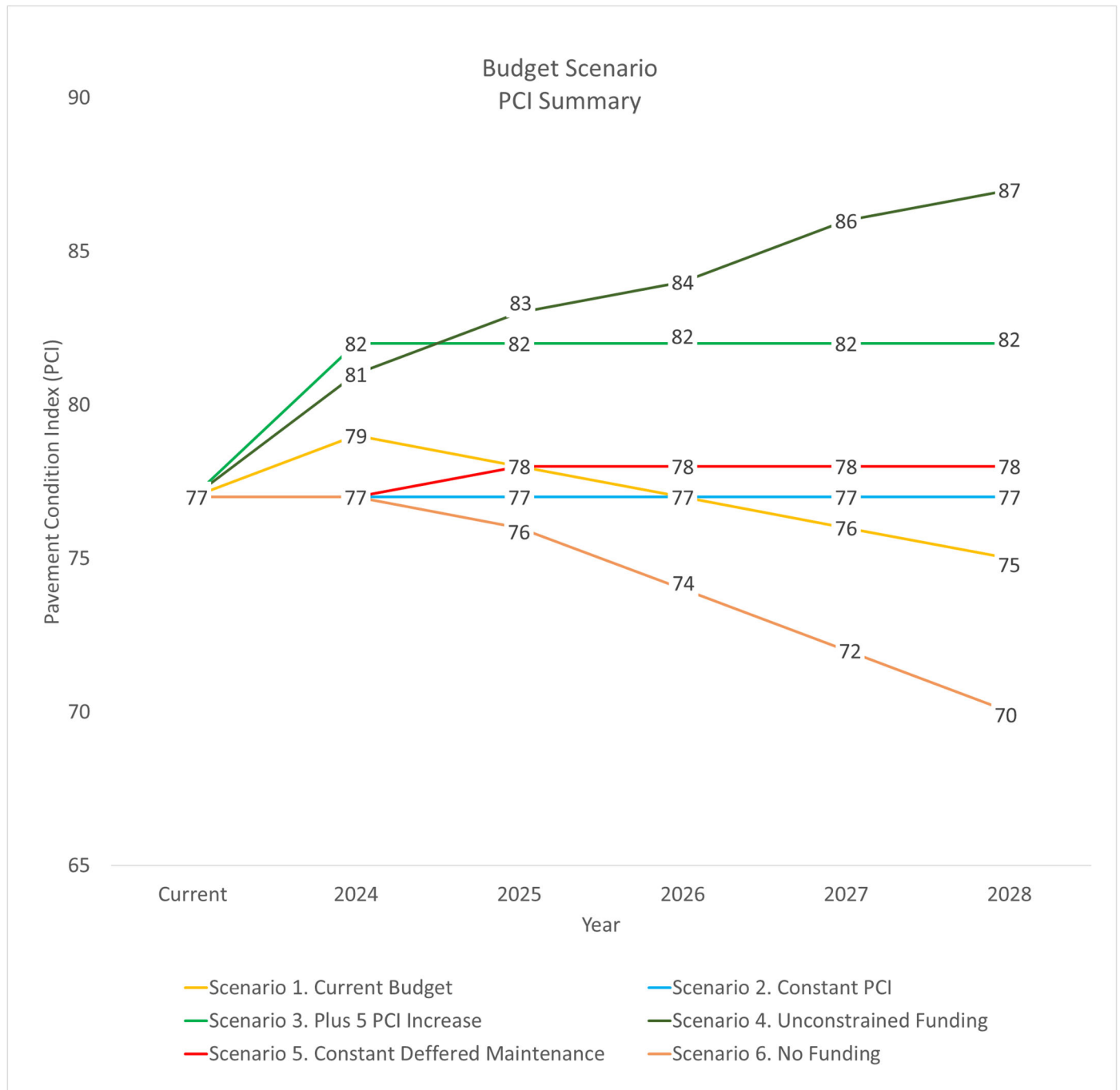


Figure 21. 5-Year Scenario Backlog Summary

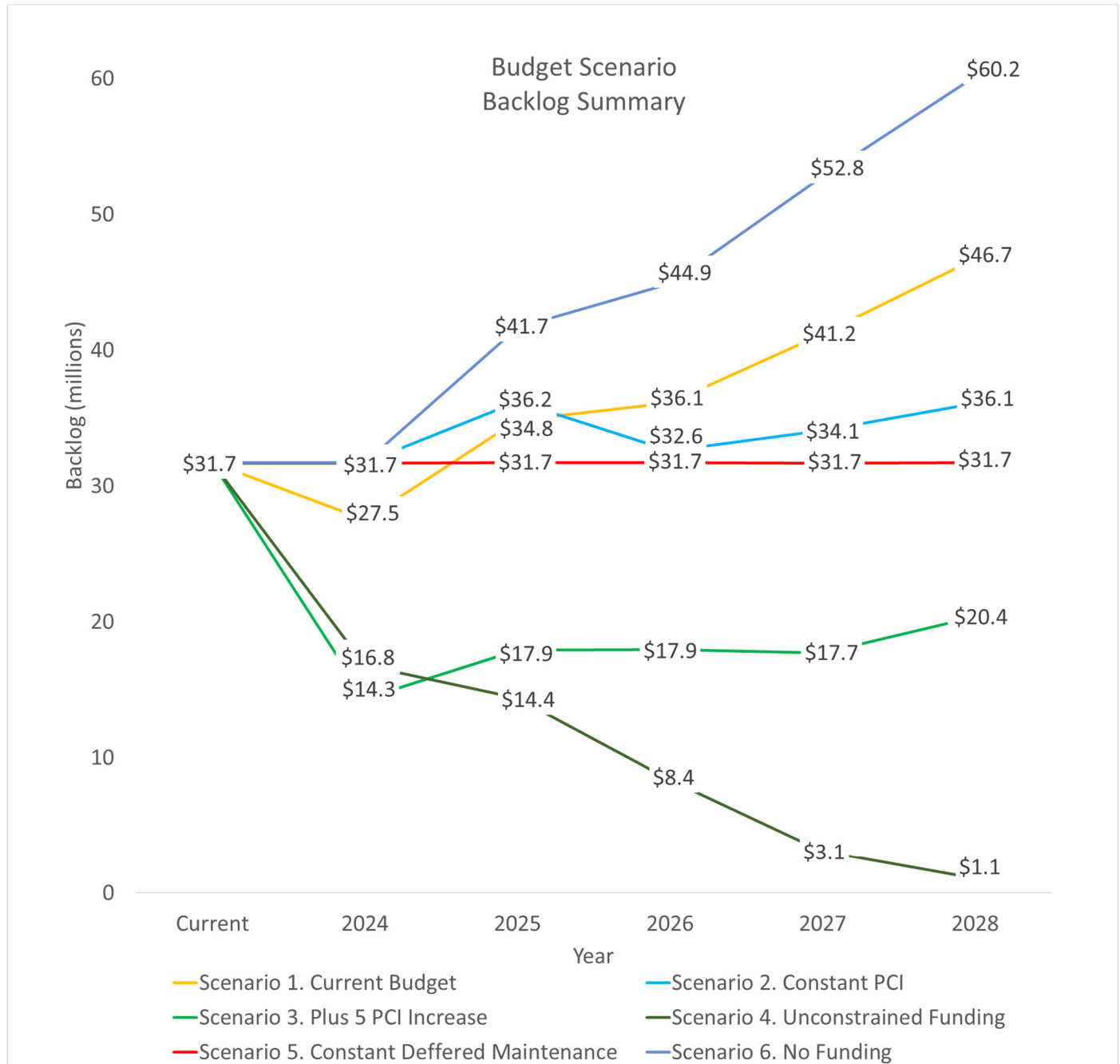


Table 18. Scenario Summary PCI Conditions at the end of 2028

	Scenario 1. Current Budget	Scenario 2. Constant PCI	Scenario 3. Plus 5 PCI Increase	Scenario 4. Unconstrained Funding	Scenario 5. Constant Deferred Maintenance	Scenario 6. No Funding
% 'Good' in 5 years	71.2	76.9	90.2	98.5	77.8	60.2
% 'Fair' in 5 years	16.3	12.8	3.5	0.9	13.8	23.2
% 'Poor' in 5 years	11.3	9.4	5.4	0.4	7.6	15.3
% 'Very Poor' in 5 years	1.2	0.9	0.9	0.2	0.8	1.3