



NOTICE OF A JOINT SPECIAL MEETING

PLEASANTON CITY COUNCIL AND PLEASANTON UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES AGENDA



**Tuesday, September 22, 2020
6:00 P.M.**

On March 3, 2020 Governor Newsom proclaimed a State of Emergency due to COVID-19 and subsequently issued Executive Orders N-25-20 suspending provisions of the Brown Act allowing meetings via teleconferencing and members of the public to observe and offer comments telephonically or electronically.

Click-To-Join the meeting: Please click on the link below to join the meeting

<https://cityofpleasanton.zoom.us/j/91282905430>

If you experience a problem with joining the meeting with the URL, you may join by performing the following:

From any Mac or PC open your browser to <http://zoom.us>

- Click on "JOIN A MEETING" from the menu bar
- Enter the Meeting ID: **91282905430**
- **Click Join**
- If you have the Zoom client installed: **Open and Launch Meeting**
- Otherwise – **click on Download and Run Zoom**
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- Enter the Meeting ID: **91282905430**
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To join by phone

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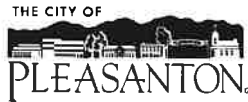
If you wish to speak on an item listed on this agenda, please complete and submit a speaker card here: <https://forms.cityofpleasantonca.gov/f/CityCouncilAndSchoolBoardSpeakerCard> by 6:30 p.m. the day of the Meeting September 22, 2020.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

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, 123 Main Street, Pleasanton, CA 94566 or (925) 931-5027 at the earliest possible time. If you need sign language assistance please provide a least two working days' notice prior to the meeting date.

4. Youth Commission tobacco and vaping update (City)
5. Facilities and construction update (Measure I1) (PUSD)
6. City planning update (City)
7. Beginning of school year update (PUSD)
8. Budget Update (City/PUSD)
 - a. City of Pleasanton budget
 - b. Pleasanton Unified School District budget
9. Adjournment



**AGENDA REPORT
CITY COUNCIL AND BOARD OF TRUSTEES
JOINT MEETING**



September 22, 2020

TITLE: YOUTH COMMISSION TOBACCO AND VAPING UPDATE

RECOMMENDATION

Receive information regarding actions related to tobacco and vaping since Youth Commission began consideration in May 2019 and City Council took action in August 2020.

SUMMARY

Due to concerns about the high number of underage users of flavored tobacco products and electronic cigarettes, the City of Pleasanton has adopted ordinances that:

1. Prohibit the sale of flavored tobacco city-wide.
2. Prohibit the sale of electronic smoking devices and related paraphernalia city-wide.
3. Require minimum package sizes and prices for tobacco products.
4. Require tobacco retailers to maintain a tobacco retailer permit.
5. Prohibit new tobacco retailers from opening stores within 1,000 feet of public schools, parks and recreation facilities.

BACKGROUND

At its meetings in May, September, October and November of 2019, the Youth Commission received information, as well as undertook research by its own Public Policy Subcommittee, and learned that with regard to underage usage of tobacco products in Alameda County:

- 81% who try tobacco first use a flavored product
- 87.6% have used a flavored tobacco products (fruit and sweet the most popular)
- 30% have used e-cigarettes
- 11% have used e-cigarettes in school
- 79% believe it is easy to obtain e-cigarettes, and of youth who used flavored e-cigarettes:
 - 74% obtained device from a physical retail location
 - 52% obtained the device from a social source
 - 6% obtained the device from the internet
- 57% believe it is easy to obtain cigarettes

In terms of nationwide underage usage:

- 68% of current and former smokers start by the age of 18

- Youth experimenting with tobacco products try different types and are extremely price-sensitive
- Since 2014, e-cigarettes are the most commonly used tobacco product among U.S. middle and high school students, with 5.4 million middle and high school students using e-cigarettes in 2019

Based on concerns about underage usage of tobacco products, as well as health impacts, the Youth Commission recommended that the City Council adopt local rules to restrict the sale of flavored tobacco and e-cigarettes; require minimum package size and pricing; and restrict sales near public schools, parks and recreation facilities. The City's Economic Vitality Committee, Human Services Commission and Planning Commission subsequently also considered local restrictions on the sale of tobacco products based on referral from the Youth Commission.

During 2019, the Board of Trustees adopted Resolution No. 1029-20.05 Supporting Tobacco-Free and Vaping Free Schools and Community. In the Tri-Valley, the City of Livermore proceeded with its ban on the sale of flavored tobacco and e-cigarettes; restricting sales near sensitive uses, and requiring tobacco retailer licensing; and the County of Alameda (for unincorporated areas) banned the sale of flavored tobacco, restricted sales near sensitive uses, set minimum package sizes and prices, and required licensing. In January of 2020, the City of Dublin banned the sale of flavored tobacco and e-cigarettes, restricted sales near sensitive uses, and required licensing.

DISCUSSION

1. Prohibit the Sale of Flavored Tobacco City-wide. Federal law since 2009 has prohibited the sale of flavored cigarettes, except menthol. In 2019, new federal rules prohibit flavored e-cigarette cartridge products (exempting tobacco and menthol flavors, tank-based systems, and single use e-cigarettes).

California has just adopted a law which prohibits the sale of flavored tobacco products and tobacco product flavor enhancer, with some exceptions.¹

The City's ban on flavored tobacco includes combustible tobacco, chewing tobacco, as well as e-cigarette products, and encompasses the flavors of mint, menthol, fruit, spice, candy, alcoholic beverage or other characterizing flavor. The ban goes into effect city-wide on January 1, 2021.²

¹ See SB 793 (Hill). SB 793 and Pleasanton both prohibit the same flavors. However, SB 793 would exempt: loose leaf tobacco; premium cigars (minimum \$12 each); and shisha tobacco products sold by a hookah tobacco retailer. SB 793 provides that if there is a conflict between a state and local rule, the stricter rule will prevail. So, for example, the City's ban on flavored tobacco does not provide for any exceptions. Therefore, those items exempted by SB 793 would continue to be prohibited from sale in Pleasanton.

² While adopted on August 18, 2020, the delay in enforcement is intended to give businesses the opportunity to sell existing inventory, change business models and adjust store layout. The effective date of the City's restrictions coincide with SB 793.

2. Prohibit the Sale of E-Cigarettes and Paraphernalia City-wide. The City's ordinance prohibits the sale of electronic smoking devices (e-cigarettes, vape pens, e-hookahs, e-cigars, personal vaporizers, electronic pipes, etc.) and related paraphernalia (e.g. e-liquid "pods," batteries and chargers, tips, atomizers, etc.) city-wide effective January 1, 2021.

3. Require Minimum Package Sizes and Prices for Tobacco Products. While federal law requires cigarettes to be sold in packs of twenty, there are no other laws regarding package size or price regulations for other tobacco products. As little cigars and cigarillos are similar in size to cigarettes, the City's ordinance requires little cigars and cigarillos to be sold in minimum packages of twenty. To similarly prevent the sale of low-priced single cigars, cigars must be sold in minimum packages of five.

Based on minimum prices in other Alameda County jurisdictions, the City's ordinance requires the following minimum prices and package sizes effective January 1, 2021:

- Little cigars and cigarillos: Minimum 20 per pack and minimum \$8 price
- Cigarettes: Minimum \$8 price
- Cigars: Minimum 5 per pack, and minimum price of \$8, unless at least \$7 per individual cigar
- No coupons, discounts or free items

4. Require Tobacco Retailers to Maintain a Tobacco Retailer Permit. To ensure compliance with the City's new tobacco sales restrictions, the City will require each tobacco retailer to obtain a City-issued tobacco retailer permit. Tobacco stores, grocery stores, convenience stores, gas stations, liquor stores, golf courses and any other retail locations that sell tobacco products are required to obtain such a permit by January 2021. There are currently 45 business in Pleasanton with tobacco retailer permits issued by the California Department of Tax and Fee Administration.

Any permit holder whose employees, agents or owners violate City, state or federal rules regarding tobacco sales are subject to citation. Those citations can result in permit holders being subject to penalties, beginning with 1st violation = no tobacco sales for 30 days; 2nd violation = no tobacco sales for 12 months; 3rd violation = permit revoked. Violations are cumulative over a five year period. Each permitted location will be inspected at least twice a year.

5. Prohibit new tobacco retailers from opening stores within 1,000 feet of public schools, parks and recreation facilities. As kids are more likely to walk or bike to schools, parks or recreational facilities (e.g. the aquatic center), kids often patronize nearby stores to buy food or drinks. To limit youth exposure to tobacco products at the cash registers in stores near these sites frequented by youth, the City will not permit new stores to sell tobacco products within 1,000 feet of public schools, parks and recreation facilities. Existing retailers that already sell tobacco products will continue to be allowed to operate, but will not be allowed to expand or move locations within the 1,000 foot buffer. Such existing

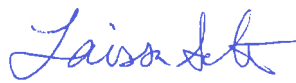
sites which cease operations for 90 or more days will not be allowed to re-open and sell tobacco products. These restrictions go into effect September 19, 2020.

In conclusion, while the Board of Trustees has adopted a resolution for smoke-free and vape-free schools, and the City Council has made smoking restrictions a workplan priority, the Youth Commission has been instrumental in researching and receiving information about the prevalence and dangers of underage smoking, particularly of flavored tobacco and e-cigarettes. Just as the Youth Commission was instrumental in the City adopting a ban on smoking in public parks, the Youth Commissioners' interest, diligence, and testimonials of observing vaping by their school-age peers has been a catalyst for the City to adopt these tobacco restrictions. These efforts are intended benefit the health of the entire community.

Submitted by:



Heidi Murphy
Director of Library
and Recreation



Larissa Seto
Assistant City Attorney

Approved by:



Nelson Fialho
City Manager

September 22, 2020

TITLE: CITY PLANNING UPDATE

RECOMMENDATION

Receive information regarding currently active major development projects.

SUMMARY

The Community Development Department publishes a memorandum of notable development projects, long-range planning efforts, and transportation planning and engineering projects every two months. The latest edition of this update, dated August 1, 2020 is Attachment 1 to this report. Summarized are major residential projects that are near completion and are expected to be fully occupied in the near term.

BACKGROUND

The Community Development Department update was created to better inform the community of existing and upcoming major development projects. An interactive online map has been added to the City's website (<http://www.cityofpleasantonca.gov/depts/cd/default.asp>) to accompany the summary memorandum, that allows users to click on identified projects to access key characteristics and status.

DISCUSSION

The following abbreviated list, drawn from Attachment 1, includes major residential projects whose construction is nearing completion, and are expected to be fully occupied in the next 6 to 12 months. Also listed below is approved major projects (>5 units) that are expected to move into a construction phase within approximately the next year, and three major projects currently under review.

Under Construction/Near Completion

- **Valley Trails, Ponderosa Homes** – 6900 Valley Trails Drive
36 single-family homes
- **Irby Ranch/Sunflower Hill** – 3988 First Street and 3878 and 3780 Stanley Boulevard
87 single-family homes and a 30-unit affordable residential community for individuals with special needs
- **Austin/Meadowlark** – 3549 Old Foothill Road. 8 detached single-family homes

Approved/Construction Pending

- **Lund Ranch** – *Terminus of Lund Ranch Road*
43 single-family homes

Pending Review

- **Spotorno Project** – *1000 Minnie Street (Happy Valley Specific Plan Area)*
22 detached single-family homes
- **Lester/Hidden Canyon Project** – *11021 and 11033 Dublin Canyon Road*
33 detached single-family homes (2 existing homes on site).
- **Stoneridge Mall Residential Project** – **1008 and 1700 Stoneridge Mall Road.**
486 multi-family apartment units.

2019 Building Permit Numbers

In 2019, building permits were issued for 127 new residential housing units; they included:

- 21 units in the Ponderosa/Valley Trails project
- 42 in Irby Ranch
- 10 in Rose Avenue Estates
- 31 in the Sunflower Hill project
- 12 miscellaneous single family homes, including 6 within downtown
- 11 Accessory Dwelling Units (ADUs)

The 127 new residential building permits issued in 2019 reflects a slight uptick from the 115 permits issued in 2017, and 98 in 2018. However, the prior three years represent significantly less housing construction than was seen in the recent peak in 2015-2016, where more than 1,200 new units came on-line. Thus far, in 2020, only 31 new residential building permits have been issued – staff expects a maximum of 40 – 50 permits to be issued by year-end.

In terms of total building permit activity, overall volumes are down approximately 27% from this time last year. Quarterly permits issued are summarized as follows:

- January – March 2020: 657 building permits, inclusive of 13 new housing units
- April - June 2020: 443 building permits, inclusive of 6 new housing units
- July – September 2020: 637 permits, inclusive of 12 new housing units

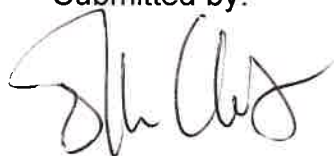
2020 permit activity has been significantly affected by COVID, particularly for the April-June period; however, volumes have been trending upwards in recent months, with the Building Division expecting a return to typical volumes (250-300 permits issued a month), by years end.

Future Housing Outlook

It is difficult to project far into the future with respect to new housing construction, particularly in light of the considerable economic uncertainties caused by the COVID-19 pandemic. As noted, the City is processing two major residential development applications, for an estimated 50 single-family residential units; and up to 486 multi-family units – the latter project is proposed on a site designated in the City’s Housing Element for high-density housing at Stoneridge Mall. There continues to be significant interest in the development of Accessory Dwelling Units, especially with recent changes to State law that have reduced permitting requirements and lowered impact fees.

In the next two years, the City will be required to complete the next Housing Element Update, with the updated Element due in January 2023. Although the total number of new housing units that will need to be planned for will not be finalized until mid- to late-2021, the City expects to need to be able to show that it has sites and zoning available accommodate the construction of an estimated 4,000 - 5,000 units in the period from 2022 – 2030. The City will continue to coordinate closely with PUSD to consider the possible impacts and necessary planning for school facilities through the Housing Element planning process. Note that the Housing Element’s requirement to plan and zone for housing does not translate into a requirement to construct this housing – that will ultimately be driven by market demand and other economic factors as they evolve over the coming decade.

Submitted by:



Ellen Clark
Community Development Director

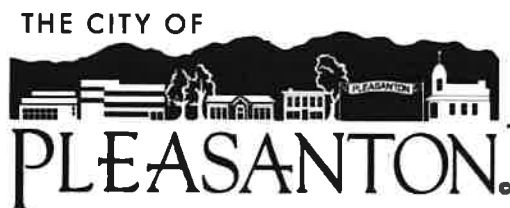
Approved by:



Nelson Fialho
City Manager

Attachments:

1. August 1, 2020 Community Development Department Update



MEMORANDUM

Date: August 1, 2020

To: Ellen Clark, Director of Community Development

From: Megan Campbell, Associate Planner

Subject: **Community Development Department Update**

The purpose of this memorandum is to provide a summary and update on notable development projects, long-range planning efforts, and transportation planning projects in the city. A map is attached for reference (city-wide projects are not shown). These projects are also shown on an interactive map located on the [Community Development Department website](#):

DOWNTOWN

1. **273 Spring St.
PUD-109** | **Mixed-Use Development**
Application for a Planned Unit Development (PUD) development plan to rezone site, demolish an existing 910-square-foot single-story commercial building on the site, and construct an approximately 1,822-square-foot commercial building with two attached, three-story multi-family residential units; and three, three story multi-family residential units in a separate building at the rear of the site. Units range between approximately 1,988-2,482-square-feet.
 - Status: Under Construction
 - Next Steps/Details: Anticipated completion Summer 2020.
 - Applicant: H. James Knuppe
 - Staff Contact(s): [Eric Luchini](#)

2. **124/126 Spring Street
P19-0080** | **Mixed-Use Development**
Application for Design Review to construct six new, three-story, micro-units behind the existing commercial building.
 - Status: Under Review
 - Next Steps/Details: Comments provided to applicant April 2019. Waiting for resubmittal.
 - Applicant: Mike Carey
 - Staff Contact(s): [Eric Luchini](#)

3. **3987 Stanley Boulevard** | **Residential- Single-Family**
PUD-133
 Application for a PUD development plan to demolish an existing residence and construct three new 1,837-square-foot two-story single family homes.
- Status: Approved
 - Next Steps/Details: City Council approved the project in October 2019. Building and Improvement plans have been submitted to the City for review and approval.
 - Applicant: Saravana Chilla
 - Staff Contact(s): [Jennifer Hagen](#)
4. **4791 Augustine St.** | **Mixed-Use Development**
PUD-118
 Application for PUD development plan to rezone, demolish all existing structures, and construct an approximately 2,000-square-foot, three-story mixed-use building with office/retail space on the first floor and three apartments on the second and third floors; and construct three, three-story, detached single-family homes, one with ground-floor commercial space.
- Status: Under Construction
 - Next Steps/Details: Construction started October 2019.
 - Applicant: Mike Carey
 - Staff Contact(s): [Natalie Amos](#)
5. **725 Main St.** | **Commercial**
P15-0142
 Application for Design Review to construct an approximately 4,503-square-foot, two-story commercial building on a vacant lot.
- Status: Under Construction
 - Next Steps/Details: Construction started July 2017.
 - Applicant: Robert and Larry Dondero
 - Staff Contact(s): [Natalie Amos](#)

HACIENDA

6. **4400-4460 Rosewood Dr.** | **Mixed-Use Development**
PUD-85-08-1D-4M | **Rosewood Commons**
 Application for a PUD development plan to construct 305 apartment units and 7,520-square-feet of retail space on the approximately 8.4-acre southern portion of the Rosewood Commons property. A parking garage and additional surface parking will be constructed on the remaining 52.5-acres to serve the existing office uses.
- Status: Approved
 - Next Steps/Details: Approved by City Council on April 16, 2013.
 - Applicant: Swift Real Estate Partners
 - Staff Contact(s): [Steve Otto](#)

STAPLES RANCH

7. **2694 Stoneridge Dr.** | **Commercial**
PUD-123 | **Chrysler-Jeep-Dodge-Ram Parking Lot**
PUD development plan to construct a 201-stall parking lot for vehicle display/inventory to be shared by Stoneridge Chrysler-Jeep-Dodge-Ram and a future auto dealership.
- Status: Under Construction
 - Next Steps/Details: Approved by City Council on Sept. 19, 2017. Parking lot is under construction, waiting for landscaping completion.
 - Applicant: Mathew Zaheri
 - Staff Contact(s): Jennifer Hagen

ELSEWHERE IN PLEASANTON

8. **Terminus of Lund Ranch Road** | **Residential- Single-Family**
PUD-25, Tract Map 8352 | **Lund Ranch II**
Applications for: (1) PUD rezoning and development plan approvals to construct 43 single-family two-story homes and related site improvements on the approximately 195-acre Lund Ranch II property located at 1500 Lund Ranch Rd.; (2) Development Agreement to vest entitlements for the project; (3) certification of the Final Environmental Impact Report (EIR) prepared for the project; (4) Growth Management Agreement; and (5) Affordable Housing Agreement. Project includes approximately 160-acres of dedicated open space. Project submitted to June 7, 2016 ballot following February 2016 City Council approval; majority of voters supported project moving ahead.
- Status: Approved
 - Next Steps/Details: Approved by City Council on Jan. 5, 2016. Vesting Tentative Map approved by Planning Commission on Feb. 22, 2017. Final Map and Improvement Plans approved by City Council on June 18, 2019. Anticipated construction start date is Summer of 2020.
 - Applicant: GHC Lund Ranch, LLC
 - Staff Contact(s): Eric Luchini
9. **3200 Santa Rita Rd.** | **Other**
P17-0941 | **LPFD Fire Station 3 Redevelopment**
Application for Design Review to demolish and replace the existing Fire Station 3 and construct a new 8,740-square-foot facility with apparatus bays, living quarters, and related site/landscaping improvements.
- Status: Approved
 - Next Steps/Details: Planning Commission approved March 2018. Anticipated construction to start Summer 2020.
 - Applicant: City of Pleasanton
 - Staff Contact(s): Eric Luchini

10. **6455 Owens Dr.
PUD-121, P16-1347, and
P16-1349** | **Commercial**
- Application for a PUD development plan to demolish an existing restaurant building at 6455 Owens Dr. and construct a single-story multi-tenant commercial building totaling approximately 10,000-square-feet in area.
- Status: Under Review
 - Next Steps/Details: Approved by City Council on December 17, 2019. 2nd read of PUD Ordinance completed January 21, 2020. Applicant submitted for construction permits in May 2020. Anticipated construction start date is late Summer of 2020.
 - Applicant: Abbas Mash
 - Staff Contact(s): [Eric Luchini](#)
11. **7200 Johnson Drive
P17-0967** | **Commercial
Costco**
- Application for Design Review to construct a new 148,613-square-foot Costco. Application is on hold and will be reconsidered by the City Council in late 2019 pending completion of supplemental environmental review for the Johnson Drive Economic Development Zone due to a legal challenge. (Please also see Item 38, for additional information on the JDEDZ Lawsuit).
- Status: Under Review
 - Next Steps/Details: Design Review application submitted Spring 2018. Design Review resubmitted May 2020. May be placed back on hold pending outcome of second JDEDZ lawsuit.
 - Applicant: Costco
 - Staff Contact(s): [Eric Luchini](#)
12. **7280 Johnson Drive
P18-0068** | **Commercial
Two Hotels**
- Application for Design Review to construct two new hotels with 231 rooms and a drive-through coffee shop. Application is on hold and will be reconsidered by the City Council in Late 2019 pending completion of supplemental environmental review for the Johnson Drive Economic Development Zone. (Please also see Item 38, for additional information on the JDEDZ Lawsuit).
- Status: Under Review
 - Next Steps/Details: Planning Commission approved June 2018. In plan check as of late 2019. Anticipated construction start date is late Summer 2020. May be placed on hold pending outcome of second JDEDZ lawsuit.
 - Applicant: Theraldson Hospitality Development
 - Staff Contact(s): [Eric Luchini](#)

13. **3459 Old Foothill Rd.** | **Residential- Single-Family**
PUD-58-03M | **Meadowlark**
 Minor Modification to the approved PUD for the Austin property, consisting of eight new single-family home lots.
- Status: Approved
 - Next Steps/Details: Approved by the Zoning Administrator on Feb. 10, 2017. Improvement plans have been approved and Building plans have been submitted to the City for review and approval.
 - Applicant: Eastridge Pacific
 - Staff Contact(s): [Jennifer Hagen](#)
14. **3988 First St. and 3878 and 3780 Stanley Blvd.** | **Residential- Single-Family**
PUD-110 | **The Homestead at Irby Ranch**
 Application for PUD development plan to construct 87 single-family homes. Project includes dedication of site for Sunflower Hill, an affordable residential community for individuals with special needs (See PUD-129).
- Status: Under Construction
 - Next Steps/Details: Approved by City Council on Feb. 21, 2017. Construction on the homes are underway.
 - Applicant: Meritage Homes
 - Staff Contact(s): [Jennifer Hagen](#)
15. **3780 Stanley Blvd., future 3701 Nevada St.** | **Other**
PUD-129 | **Sunflower Hill at Irby Ranch**
 Application for a PUD development plan to construct an affordable 31 unit multi-family residential community for individuals with special needs including a 5,000-square-foot community building with associated site improvements on a vacant property to be dedicated to the city as part of Homestead at Irby Ranch.
- Status: Under Construction
 - Next Steps/Details: Approved by City Council on Feb. 6, 2018. Building and Improvement plans have been approved and construction has begun with completion anticipated in early summer.
 - Applicant: Sunflower Hill
 - Staff Contact(s): [Jennifer Hagen](#)
16. **2350 Santa Rita Rd.** | **Other**
PUD-125 | **Carpenters Training Center Redevelopment**
 Application for a PUD development plan to demolish the existing 67,000-square-foot building and construct a new 87,000-square-foot two-story Carpenter's Training Center.
- Status: Under Construction
 - Next Steps/Details: Approved by City Council on May 15, 2018. Construction has begun. The new building is anticipated to begin

occupancy this summer followed by demolition of the existing facility in early fall.

- Applicant: Carpenter's Training Trust Fund
- Staff Contact(s): [Jennifer Hagen](#)

17. **1700 Stoneridge Mall Road** | **Commercial**
P18-0340 | **Stoneridge Mall Road**

Application for Design Review approval to demolish the existing Sears Department store (approximately 176,151-square-feet) and construct up to 255,420-square-feet (79,269-square-feet of net increase) of new retail, cinema, specialty, and health club facility uses.

- Status: Approved
- Next Steps/Details: Approved by Planning Commission on April 24, 2019. This project is now being integrated into PUD-136. Please see PUD-136 for more information.
- Applicant: Simon Properties
- Staff Contact(s): [Jennifer Hagen](#)

18. **1851 Rose Ave.** | **Residential- Single-Family**
PUD-99 | **Rose Avenue Estates**

Application for a PUD development plan to construct 19 single-family homes and related site improvements on an approximately 9.02-acre property.

- Status: Under Construction
- Next Steps/Details: Project is under construction. Completion of the project is expected for Fall 2020.
- Applicant: Ponderosa Homes II, Inc.
- Staff Contact(s): [Jenny Soo](#)

19. **11249 Dublin Canyon Rd.** | **Residential- Single-Family**
PUD-115, P15-0595, P15-0596
4. Elsewhere in Pleasanton

Applications for: (1) PUD development plan for three single-family residential lots (one existing single-family residence and two new single-family residences); (2) Minor Subdivision approval to subdivide the existing 2.91-acre parcel into three parcels; and (3) Growth Management allocation.

- Status: Under Construction
- Next Steps/Details: The house on Lot 1 has been constructed and occupied. Lot 3 remains vacate. Construction date is unknown.
- Applicant: Guy Houston/Valley Capital Realty
- Staff Contact(s): [Jenny Soo](#)

20. **2188 Foothill Rd.** | **Residential- Single-Family**
PUD-117 | **Golden Oak Project**
 Application for a PUD development plan to subdivide an approximately 12-acre site into up to seven lots for custom single-family homes, and develop a hiking/biking trail connecting to Augustin Bernal Park.
- Status: Under Review
 - Next Steps/Details: Applicant is revising the plans. Request for Proposal for preparation of a Negative Declaration is posted on the website. Project is expected to be reviewed by the Planning Commission in Fall 2020.
 - Applicant: Kevin Singh
 - Staff Contact(s): [Jenny Soo](#)
21. **990 Sycamore Road** | **Residential- Single-Family**
PUD-135/P19-0030/P19-0031/P19-0033/Vesting | **Bringhurst/Sycamore Corner**
Tentative Map 8528
 Applications for: 1) an amendment to the North Sycamore Specific Plan (NSSP) to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Low Density Residential (PUD-LDR); b) allow the proposed PUD-LDR lots to access from Sycamore Creek Way; c) realign the planned public trail on the project site; 2) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and 3) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.
- Status: Under Review
 - Next Steps/Details: Planning Commission hearing on May 27, 2020. The Planning Commission recommended approval of the project with conditions of approval to the City Council. Council hearing is tentative scheduled for August 2020.
 - Applicant: Alaina Stewart
 - Staff Contact(s): [Jenny Soo](#)
22. **3760 Hopyard Road** | **Commercial**
PUD-134 | **Shell/7-11 Redevelopment**
 Application for a PUD development plan to: 1) demolish the existing auto service, Shell service station, canopy and 7-11 store buildings; 2) construct an approximately 1,290 square-foot car wash building, an approximately 3,034 square foot 7-11 store and canopy; and 3) construct related on- and off-site improvements.
- Status: Approved
 - Next Steps/Details: Project was approved by the City Council on October 15, 2019. Construction plans have been submitted for plan review.
 - Applicant: Anabi Oil Real Estate

- Staff Contact(s): [Jenny Soo](#)
23. **6900 Valley Trails Dr. PUD-113, P16-1386, and Tract Map 8259** | **Residential- Single-Family Ponderosa Homes**
- Applications for a PUD development plan and to demolish the existing structures on the site, subdivide the approximately 9-acre site, and construct 36 detached single-family homes and a private clubhouse with related site improvements.
- Status: Under Construction
 - Next Steps/Details: Construction started May 2018. 13 homes are completed and occupied.
 - Applicant: Rick Rosenbaum, Ponderosa Homes
 - Staff Contact(s): [Natalie Amos](#)
24. **10807, 11033 and the two western parcels on Dublin Canyon Road PUD-130, P18-0078, P18-0079, P18-0081, P18-0081, & Tract Map (TM) 8472** | **Residential- Single-Family Lester/Hidden Valley Project**
- Applications for: (1) annexation of four parcels totaling approximately 128.5-acres; (2) amend General Plan Land Use designations to correspond to proposed residential and open space areas; (3) rezone the property from unincorporated and pre-zoned Agriculture to Low Density Residential and Open Space; (4) a PUD development plan to construct 33 single-family homes, including demolition and replacement of two existing homes, with private open space, and dedication of 72.1-acres of land to the East Bay Regional Park District (EBRPD), and construct an EBRPD staging area with trail connections to the Pleasanton Ridge.
- Status: Under Review
 - Next Steps/Details: Application submitted March 2018. Environmental Impact Report under development.
 - Applicant: Ponderosa Homes
 - Staff Contact(s): [Natalie Amos](#)
25. **3716 Stanley Blvd. P19-0128 and P19-0129** | **Commercial Public Storage**
- Applications for Design Review and Conditional Use Permit to demolish existing storage facility buildings and office, and construct three new buildings totaling approximately 205,027-square-feet for Public Storage.
- Status: Under Review
 - Next Steps/Details: Planning Commission Workshop scheduled for August 12, 2020.
 - Applicant: Pat Costanzo
 - Staff Contact(s): [Megan Campbell](#)

26. **1008 and 1700 Stoneridge Mall Road** | **Residential- Multi-Family/Apartments**
PUD-136 | **Stoneridge Mall Housing Project**

Application for a PUD development plan to construct 486 apartment units and parking structure on a site designated for housing at Stoneridge Mall. The project will be integrated into a redesigned version of the previously approved commercial project (P18-0340) that included the demolition and replacement of the existing Sears Department store with a 255,420-square-foot development including new retail, grocery, cinema, and specialty lifestyle health club uses (net increase of 79,269 square feet). The project is located the northwest corner of Stoneridge Mall Road and Stoneridge Mall Road.

- Status: Under Review
- Next Steps/Details: Application submitted August 2019 and is under review. The Planning Commission held a workshop on March 11, 2020. Project CEQA review is tentatively anticipated to start in Summer/Fall 2020.
- Applicant: Simon Property Group
- Staff Contact(s): Jennifer Hagen

ADVANCED PLANNING

27. **Johnson Drive Economic Development Zone (JDEDZ)** | **Commercial**

The Johnson Drive Economic Development Zone is currently the subject of a lawsuit. The Petitioner in this lawsuit alleges that the air quality analysis contained in the Supplemental Environmental Impact Report for the JDEDZ was incomplete. The Petitioner also alleges that the economic analysis for the project should have been recirculated for public review. Given the inherent delay associated with litigation involving the California Environmental Quality Act, the City has agreed to set aside the approvals so that supplemental environmental review can take place. Once this supplemental environmental review is complete, additional public comment will occur, and the City Council will consider reapproving the project. Although this project has already been subject to extensive environmental review, the City believes that this is the most effective way to provide the public and public officials with information and allow for reconsideration of the project. Costco is in support of this approach and is a signatory to the stipulation.

- Status: Under Review
- Next Steps/Details: The City has completed and recirculated supplemental air quality analysis as of July 10, 2019. The recirculation period ended on August 23, 2019. The project was recommended for approval by the Planning Commission on Decemeber 11, 2019 and approved by the City Council on February 4, 2020. Second lawsuit challenging EIR Certification filed March 2020.
- Applicant: City of Pleasanton
- Staff Contact(s): Eric Luchini

28. **Climate Action Plan** | **Other**

The City of Pleasanton's Council approved 2019-2020 Work Plan includes preparation of an updated Climate Action Plan (CAP 2.0). The City's original CAP was adopted in 2012 and outlines local actions to reduce greenhouse gas (GHG) emissions, enhance environmental sustainability, and prepare for climate change. As with Pleasanton's 2012 Climate Action Plan, CAP 2.0 will continue to respond to the impacts of climate change through local actions that promote adaptation and resilience by significantly reducing the City's greenhouse gas emissions. Accounting for new state laws, the policy focus for CAP 2.0 will be to close the gap between GHG emission reduction targets and Pleasanton's projected emissions.

- Status: Under Review
- Next Steps/Details: Project kick-off began in January 2020. Currently, the City is reviewing the existing conditions which includes reviewing GHG emissions and forecasting future emissions. The Committee on Energy and Environment will be reviewing the project in late summer/early fall. For project updates, please sign-up on the City's Website at www.cityofpleasantonca.gov/climateactionplan
- Applicant: City of Pleasanton
- Staff Contact(s): [Megan Campbell](#)

29. **Lions Wayside/Delucchi Park Master Plan – Permitting** | **Other**

Development of final design and construction documents for the parks master plan is pending state and federal permitting to underground the "channel" at Lions Wayside Park. City staff met with the permitting agencies and are currently developing options for the park improvements that do not require undergrounding of the channel due to the regulatory agencies' position that it will not be allowed.

- Status: Under Review
- Next Steps/Details: On January 21, the City Council will review an amendment to the agreement with Moore, Iacofano, and Goltsman Inc. to alter the original scope of the project to include a new TR-55 Hydrology Study and additional survey work on the new acquired properties at 4363 and 4377 First St, as part of the overall Lions Wayside and Delucchi Parks Master Plan. Following the completion of the hydrology study, staff anticipates meeting with the Regional Water Quality Control Board to review the findings of the study, and retuning to the Parks and Recreation Commission to discuss the findings of the water survey and refined designs in early March.
- Applicant: City of Pleasanton
- Staff Contact(s): [Sean Welch](#)

30. **East Pleasanton Specific Plan**

Other

East Pleasanton Specific Plan

The East Pleasanton Specific Plan (EPSP) will provide a comprehensive long-range land use plan for an approximately 1,100-acre area on the east side of the city, extending into unincorporated Alameda County. The Pleasanton General Plan indicates that a specific plan should be prepared for this area; a planning process was originally initiated in 2012 under the guidance of a task force but was “paused” in 2015. In 2019 the City Council identified the East Pleasanton Specific Plan as a work plan priority, and in March 2020, provided direction to proceed with the planning effort, and that the City Council, Planning Commission, and City staff initiate a “clean slate” approach to the planning for East Pleasanton, which would consider multiple land use options for the entire area through the public process. Additional direction was provided that the Planning Commission and City staff initiate a concurrent and separate pre-housing element process to establish a draft inventory of citywide sites to meet projected Regional Housing Needs Allocations (RHNA) in advance of the formal housing element process – this process will be separately scoped, but will be designed to dovetail with the EPSP process. Based on this direction, staff is coordinating the formation of a project team for the EPSP that will provide professional services to assist with the effort, and to develop a more detailed scope of work for City Council consideration, with initial project meetings to be scheduled in coming months.

- Status: Under Review
- Next Steps/Details: Staff is coordinating the formation of a project team for the EPSP that will provide professional services to assist with the effort, and to develop a more detailed scope of work for City Council consideration, with initial project meetings to be scheduled in coming months.
- Applicant: City of Pleasanton
- Staff Contact(s): Shweta Bonn

TRANSPORTATION PROJECTS

Transportation Planning

31. **Bicycle and Pedestrian Master Plan High Priority Corridor**

Transportation/Traffic Project

The Pedestrian and Bicycle Master Plan, created in January 2010 was updated and adopted by City Council in June 2017. The update created an “All users and abilities” approach to facility design and provided a corridor construction priority. West Las Positas Boulevard was identified as the highest priority corridor and design is underway to develop bicycle and pedestrian improvements along the corridor.

- Status: Under Review
- Next Steps/Details: Toole Design Group has completed the preferred corridor design option for West Las Positas. Originally 7 alternatives were developed. The preferred option is a

combination of several alternatives and incorporates a quick build design as well as an upgraded full concrete planner design when West Las Positas is reconstructed (separate project to address the soil settling impacts on the roadway surface) . The recommended design was presented to the Bicycle Pedestrian and Trails Committee in January 2020. The BPTC supported the final design option and recommended forwarding the plan to the City Council. The preferred option is on the WLPBike.com website. Additional outreach to the schools and businesses located on WLP were scheduled to occur in March, but have been placed on hold until schools and businesses return to a more normal operation and may be reached for comment. The plan could go to City Council as early as the fall of 2020.

- Applicant: City of Pleasanton
- Staff Contact(s): Mike Tassano

32. Overcrossing Improvement Plan for Pedestrians and Bicycles | Transportation/Traffic Project

City Council at its September 13, 2016 meeting awarded the Freeway Overcrossing Improvement Plan project. This plan identified needed improvements and an implementation strategy to improve bicycle and pedestrian facilities at the freeway overcrossings. Included with project deliverables is a set of plans for each overcrossing that will be used for future construction. The were completed and presented to City Council in December of 2018.

- Status: Completed
- Next Steps/Details: Staff conducted additional operational analysis on the proposed overcrossing design. Locations where peak vehicle on ramp volumes were/are in excess of 800 vehicles operated poorly under the proposed design conditions (queue spillback into adjacent intersections). Staff will implement a 2 phase approach, constructing the design features that do not impact vehicle operations with overlay projects and look for grant funding to provide controlled pedestrian and bicycle crossing at the 800+ vehicle ramp locations.
- Applicant: City of Pleasanton
- Staff Contact(s): Mike Tassano

33. Bernal Avenue at Nevada Street Traffic Signal Installation | Transportation/Traffic Project

Nevada Street is currently under construction to connect Stanley Boulevard to Bernal Aenue. When completed the increased volume on Nevada Street requires a traffic signal

to be constructed at Bernal Avenue. When properly used, traffic signals are valuable devices for the control of vehicular and pedestrian traffic. They assign the right-of-way to the various traffic movements and profoundly influence traffic flow while reducing the frequency and severity of certain types of crashes, especially right-angle collisions.

- Status Under Review
- Next Steps/Details: The Nevada Street extension has been constructed. The traffic signal design is nearing completion and should be read to bid in August of 2020 with a construction in early 2021.
- Applicant: City of Pleasanton
- Staff Contact(s): Mike Tassano

Traffic Operations

34. Automated Traffic Signal Performance Measures | Transportation/Traffic Project

The City was awarded the Innovative Deployments to Enhance Arterials (IDEA) Challenge Grant. This grant encourages local agencies to implement cutting edge technological solutions to help improve travel time, safety, and traffic operations reliability for all modes of transportation. The City will implement Automated Traffic Signal Performance Measures (ATSPM) technology that can measure the performance of a single signalized intersection or a corridor of signalized intersections, as well as, provide origin and destination data of vehicles. Some performance measures include, but are not limited to, travel time, travel speed, traffic volumes, and delay. The data can be measured against historical data to better understand traffic trends, efficiency, and understand travel patterns, all of which will aid staff in improving overall traffic operations. Lastly, this project will look to integrate other traffic related data, such as Waze, to achieve a comprehensive set of information between the city’s traffic signals and the road user themselves. This technology will be installed at approximately 45 signalized intersections.

- Status Under Review
- Next Steps/Details: A contract has been executed with CT West for the equipment procurment and support of installation. The equipment has been received and installation is underway and should be completed in August 2020.
- Applicant: City of Pleasanton
- Staff Contact(s): Mike Tassano

35. Sunol Boulevard Interchange | Transportation/Traffic Project

The Sunol Boulevard Interchange is in the Caltrans Right of Way, but any improvements to local interchanges are funded by the local agency. The City issued a request for proposals in late 2017 to design a set of signalized intersections at the two ramp locations. The Project Study Report- Project Development Study (PSR-PDS) document has been officially signed off by Caltrans on January 17, 2020. The PSR-PDS is the initial document required for the Caltrans project development process.

- Status Under Review
- Next Steps/Details: City Council approved a contract amendment in June of 2020 with AECOM to complete the next step of the Caltrans project development phase, Preliminary Analysis & Environmental Document (PA&ED). This phase will require more in depth analysis of traffic impacts and environmental impact due to project improvement alternatives. This phase of the process is anticipated to take 1 year to complete (completion in July 2021).

Upon completion Detailed Design and ROW acquisition will commence (July 2021-Dec 2022) and construction is anticipated to begin in February 2023 with completion in June 2024.

This project will construct 2 traffic signal on Sunol Boulevard, reconstruct the westbound to southbound loop ramp including the bridge section and extend the freeway merge section by 1000 feet to allow for smoother transition onto the freeway mainline.

- Applicant: City of Pleasanton
- Staff Contact(s): Mike Tassano

36. **Internally Illuminated Street Name Sign Replacement with LED** | **Transportation/Traffic Project**

The city's internally illuminated street name signs (IISNS) are becoming faded and require replacement. The city is in its fifth and final year of the 5-year plan to replace the existing fluorescent tube IISNS with LED IISNS. The LED signs consume less power which will reduce the power cost per intersection as well as the carbon footprint of the city. Installation of the IISNS started in May 2016.

- Status Under Review
- Next Steps/Details: Replacement to LED IISNS is in its fifth and final year. Upon completion all IISNS will be LED.
- Applicant: City of Pleasanton
- Staff Contact(s): Mike Tassano

37. **Owens at Iron Horse Trail Crossing Modification** | **Transportation/Traffic Project**
Owens Drive Adaptive

Staff presented the results of the six-month study to City Council in January 2018 and Council recommended that an adaptive signal timing system be purchased to address the one-two minutes per day where congestion remains. A Capital Improvement Program (CIP) to install adaptive signal system was added to the 2018/19 CIP. The system was installed in 2019 and staff continues to monitor the traffic volumes in the area.

- Status Completed
- Next Steps/Details: The Adaptive Signal hardware has been installed. Staff continues to monitor and make adjustments to the system as necessary.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

38. Intersections of Stanley/Valley/Bernal, Santa Rita/Valley, Santa Rita/Stoneridge

Transportation/Traffic Project

World Smartest Intersection

Installation of next generation traffic signal equipment for signal performance, conflict analysis, origin-destination studies, multi-modal traffic safety, and connected vehicle applications.

- Status Under Construction
- Next Steps/Details: Project delayed while the Miovision Automated Traffic Signal Performance Measure Project is under construction. Project to begin January 2021.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

Traffic Calming

39. West Las Positas

Transportation/Traffic Project

West Las Positas Traffic Calming

Residents along West Las Positas (between Fairlands Elementary School and Staples Ranch) have called for concerns about speeding. This section of West Las Positas was evaluated as part of the Traffic Calming program and was the top ranked street eligible for traffic calming. An initial public meeting was held on December 5, 2018 to describe the program. A steering committee was created in December of 2018 and several steering committee meetings were held in 2019. A draft plan was completed in fall 2019 and petitions provided to the steering committee for circulation. Resident support by way of petition is required to bring improvement plan to the City Council for adoption.

- Status Completed
- Next Steps/Details: A second petition was provided to the steering committee for the installation of radar speed signs in Fall 2019. Staff followed up several times on petition status and the steering committee has not yet collected the required signatures for any of the petitions. The Steering committee has elected not to continue with obtaining signatures for the petition. Thus, this project for West Las Positas will be closed.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novenario](#)

40. **Junipero Street and Independence Drive** | **Transportation/Traffic Project**

In November 2015, City Council directed staff to meet with the residents of Junipero Street and Independence Drive to discuss potential solutions to their traffic-related concerns. Staff began meeting with the neighborhood in March 2016.

Staff and the steering committee met through the summer of 2016 and developed a traffic calming plan which included traffic signal metering, radar speed signs, new crosswalks, speed reduction on Independence Drive, six speed lumps and a major modification to the arterial intersection of Bernal Avenue at Sunol Boulevard/ First Street. The plan was presented to City Council in September 2017 and construction was completed in the winter of 2017 with the exception of the arterial intersection improvements. The arterial intersection design is underway (March of 2018) and design completion is expected in the spring of 2020. Prior to the completion of the design, alternatives will be presented to the surrounding neighborhoods and the Pleasanton Unified School District to receive feedback (Winter 2019).

- Status: Under Review
- Next Steps/Details: Installation of all of the traffic calming devices within the Junipero and Independence neighborhood have been completed. The design of the second left turn lane at the intersection of Bernal Avenue and First Street / Sunol Boulevard began in spring 2018. The design is 95% complete. Engineering staff will bring the design to the Pleasanton Unified School District for review, as the project will need some PUSD right of way(northeast corner of the intersection). Upon securing the ROW and review of the design by the neighborhoods, the City will advertise the project for construction. Anticipated construction in fall 2021. Upon completion of intersection improvements, conduct after-implementation study.
- Applicant: City of Pleasanton
- Staff Contact(s): Mike Tassano

41. **Vintage Hills Elementary** | **Transportation/Traffic Project**
Vintage Hills Elementary Traffic Calming

This project addresses two concerns for the Vintage Hills Elementary School community and surrounding neighborhood.

1) Residents of Concord Street requested traffic calming measures to address speeding concerns that are present outside of school hours. The Concord Street steering committee has elected to install three speed lumps along Concord Street between Palomino Drive and Touriga Drive. In addition, curb-extensions (bulb-outs) are proposed at the intersection of Palomino Drive and Concord Drive. This will reduce the crossing distance on Palomino Drive and Concord Drive for school related pedestrians walking to Vintage Hills Elementary. It also requires motorists to slow down as they turn through the intersection. Currently, the steering committee is collecting the required petition signatures for the speed lumps and bulb-out proposal.

2) Community members of Vintage Hills Elementary School are concerned about safety going to and leaving school.

- Status Completed
- Next Steps/Details: The Vintage Hills steering committee developed the following plan for the 2019/20 school year to help ease commutes to school.
 - a. Make available the rear entrance to the school. Opened for 2019/20 school year.
 - b. Grillo Ct – A new crosswalk was added to the north side of the intersection of Grillo Ct and Concord Street.
 - c. A new crossing guard added to the intersection of Grillo Ct. and Concord Street
 - d. A new school loading zone was added on Concord Street in front of the school. This is a time limited loading zone (ex: 7:30am to 8:30am, 2:00pm to 3:00pm) which will provide another location for parents to pick up their kids.
 - e. 3 speed lumps installed on Concord Street to control vehicle speeds
 - f. Installed an all way stop at the intersection of Concord Street and Kottinger Drive
 - g. Curb extension and bulb-out at the intersection of Palomino Drive and Concord Street to be installed spring/summer 2020 (design to begin summer 2020).

Potential future improvements

- h. Southbound Concord Street may be reconfigured to have new vehicle queueing lane for school traffic and a through lane. The vehicle queueing lane would be added along the curb to the west side of Concord Drive roughly between Kottinger Drive and Reisling Ct. Vehicles queueing in this lane could either enter the existing school loop loading zone or the new school loading zone in front of the school. Because this queueing lane is along the curb, it allows motorists who wish to travel south on Concord to bypass school traffic using the through lane. Review of the new all way stop performance will be analyzed to determine if the queue lane is needed.
 - i. speed lumps on Palomino (petition is in circulation and if the required 67% support is achieved, speed lumps will be installed).
- Applicant: City of Pleasanton

- Staff Contact(s): Cedric Novenario

Regional Projects

42. **State Route 84**

Transportation/Traffic Project SR 84

SR 84 from Pigeon Pass to I-680 has completed environmental review and Caltrans adopted the environmental document in the summer of 2018. Preliminary engineering and design has started . The design process and right of way acquisition will take approximately two years with construction to follow in 2021.

Construction of the segment of SR 84 from Pigeon Pass to I-680 will be the final segment in a series of improvements to widen SR 84 to expressway standards from I-580 in Livermore to I-680 in Sunol. Environmental review of the SR 84 project began in 2002, and completion of this final segment will conclude this nearly 20-year project.

- Status Under Review
- Next Steps/Details: The segment of SR 84 from Pigeon Pass to I-680 has completed environmental review and Caltrans adopted the environmental document in 2018. Preliminary engineering and design has begun. The design process and right-of-way acquisition will take approximately two years with construction to follow in 2021.

Construction of the segment of SR 84 from Pigeon Pass to I-680 will be the final segment in a series of improvements to widen SR 84 to expressway standards from I-580 in Livermore to I-680 in Sunol.

Alameda CTC envisions start of construction in March/April 2021.

- Staff Contact(s): Mike Tassano

43. **Bart to Ace**

Transportation/Traffic Project Valley Link

In October 2017 the Governor signed Assembly Bill 758 which created The Tri-Valley – San Joaquin Valley Regional Rail Authority. This new authority has been created for the sole purpose of connecting Bart to ACE. The Authority has selected a hybrid powered, multiple-unit vehicle technology with the ability to convert to fully electric power in the future

Valley Link is proposing to provide a new rail service from the existing Dublin / Pleasanton BART Station to San Joaquin County, utilizing existing rights-of-way in the center of the I-580 corridor to provide connectivity between ACE and Bart. Valley Link is proposed to provide frequent, all-day regional rail service with future expansion all the way to Lathrop in the Central Valley

As a first phase in the Valley Link project, the Authority has recommended an initial segment serving the RM3 project corridor, originating from a BART connection at

Dublin/Pleasanton Station and continuing to a proposed station at Greenville Road in Livermore, in the I-580 median, including a proposed station at Isabel Road

The Bill also transfers all unencumbered local funds allocated to the BART extension from Bart to the Authority. This is 588 million of the anticipated 1.8 billion needed to construct the ultimate system.

- Status Under Review
- Next Steps/Details: Produce feasibility report was completed in June 2019 as was the Draft Environmental Report.

Design and ROW acquisition is underway.

600 million in funding is secured for the 1.8 billion dollar project. This project is included in the FASTER bay area regional transportation measure expected to be on the November 2020 ballot. In June of 2020 Alameda County Transportation Commission voted to officially transfer the 400 million in Measure BB money from the "Bart to Livermore" project to the "Valley Link" project. The "Bart to Livermore" project is explicitly called out in the Measure BB expenditure plan and the expenditure plan must be amended to allow for the 400 million to be allocated to the Valley Link Project. The proposed amendment is in the 45 day comment period and should be adopted in August 2020 after the close of the comment period.

- Staff Contact(s): [Mike Tassano](#)

44. **680 Express Lane Projects** | **Transportation/Traffic Project**
680 express lanes

The 680 Express Lane is two separate projects. One will construct a new 15-mile express lane from SR 237 in Milpitas to SR 84 in Sunol. The second will extend the express lane from SR 84 to Alcosta.

- Status Approved
- Next Steps/Details: I-680 Express Lane between SR 237 to Milpitas
The southbound direction was completed in 2010. The first phase of the northbound project will construct the nine-mile section from Auto Mall Parkway in Fremont to SR 84. The Construction was awarded in November 2017 and construction began in the summer of 2018 and should be completed in 2020. There is no current timeline for Phase 2 of the project.

I-680 Express Lane between SR4 and Alcosta Blvd:
Draft Environmental Release for public review – March 2020

Project Report and Final Environmental Document
Approval – August 2020*

Project Cost : Total cost estimate to implement express lanes for both NB and SB directions is \$480M. In the light of limited available & anticipated funding and to address near term traffic needs, a decision has been made to proceed with the design, right of way and construction work for the SB direction as the phase 1 of this project. The estimated cost for the SB direction is around \$252M. Caltrans has a project in works to pave the existing pavement within approximately the same limits as the express lane. Caltrans has agreed to split their rehab project into NB and SB directions. They plan to move forward with the NB rehab as a stand-alone project which would go to construction in spring 2021. Their SB rehab will be combined with the SB express lane project and will begin construction in Spring 2022.

schedule for the combined SB rehab and express lane project:

- Design and ROW start – Jan 2020
 - Design and ROW completion – October 2021
 - CTC allocation of SHOPP and other state funds – Dec 2021
 - Construction contract advertisement – January 2022
 - Construction start – April 2022
 - Construction completion – December 2024
- Staff Contact(s): Mike Tassano



**AGENDA REPORT
CITY COUNCIL AND BOARD OF TRUSTEES
JOINT MEETING**



September 22, 2020

TITLE: CITY OF PLEASANTON FY 2020/21 GENERAL FUND OPERATING BUDGET OVERVIEW

RECOMMENDATION

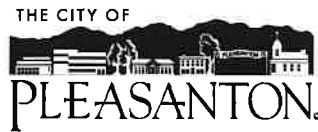
Receive report on the City's FY 2020/21 General Fund Operating Budget Overview

BUDGET APPROACH AND STRATEGY

A goal of the City Council and City Manager continues to be maintaining fiscal sustainability. Thus, the City's approach to the Mid-Term Budget was to ensure that on-going operating revenues will be sufficient to cover operating expenses as well as providing allocations to the Repair and Replacement Program (R&R) and the Capital Improvement Program (CIP) and maintaining operating reserves. While there is uncertainty surrounding the timing of the City's commercial sector and recreation programs returning to full operation, staff is cautiously optimistic that such recovery will occur in FY 2020/21 and adjusted the FY 2020/21 revenues accordingly. Specifically, staff reduced sales tax, TOT, recreation revenues, business license tax, and supplemental property taxes by a total of \$3.9 million from the original FY 2020/21 budget. However, leading up to the Shelter in Place Order (SIP) staff intended to increase some of the FY 2020/21 Mid-Term revenues based on historical revenues by a total of \$900,000 that we subsequently reduced, which means we actually reduced revenues by \$4.8 million (\$3.9 million based on the budget plus the \$900,000 revised estimates before the SIP order). Fortunately, the City's secured and unsecured property tax revenues are expected to increase by a total of \$1.3 million that will offset some of those revenue losses.¹

To balance the General Fund budget, the City reduced expenditures by focusing on reducing non-labor expenses that can be delayed or will likely not be expended based on expenditure history or the current SIP order. The City also reduced Temporary Salaries by \$2.3 million or 63 percent primarily reflecting reduced Library and Recreation services but also includes temporary staffing throughout the organization that provide seasonal services. Staff included \$1.8 million in the General Fund contingency budget that we can use to restore some of Temporary Salaries in the event General Fund revenues meet or exceed estimates and the City is able to restore seasonal programs.

¹ Other revenues are also estimated to increase by \$1,845,390 which is related to reimbursements from developers and grants and a telecommunications company for which there is a corresponding increase in professional services expenses. Thus, these revenues will not be available to offset the other revenue losses.



**AGENDA REPORT
CITY COUNCIL AND BOARD OF TRUSTEES
JOINT MEETING**



September 22, 2020

TITLE: CITY OF PLEASANTON FY 2020/21 GENERAL FUND OPERATING BUDGET OVERVIEW

RECOMMENDATION

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BUDGET APPROACH AND STRATEGY

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¹ Other revenues are also estimated to increase by \$1,845,390 which is related to reimbursements from developers and grants and a telecommunications company for which there is a corresponding increase in professional services expenses. Thus, these revenues will not be available to offset the other revenue losses.

OPTIONS TO BALANCE THE BUDGET IN THE EVENT REVENUES DECLINE BELOW ESTIMATES

Because the future status of the SIP order is unclear, the budget includes the following options totaling \$8.8 million to balance the budget in the event actual revenues are less than budgeted without requiring the use of reserves or the City's Section 115 Pension Trust Fund:

Attrition Savings - \$2 million. The salaries and benefits budget assume the City's permanent positions are filled 100 percent of the time. However, employees retire or resign, and the City realizes attrition savings until we refill the position. In FY 2019/20, staff estimated approximately \$2 million in attrition savings, which approximates the average the City has experienced over the past few years. We can therefore assume at least \$2 million attrition savings in FY 2020/21. Further, we instituted a soft hiring freeze, which means we will only backfill critical positions until the City's revenues stabilize. As a result, actual attrition savings will likely be greater than \$2 million.

General Fund Contingency - \$1.8 million. As noted above, the General Fund contingency budgets includes \$1.8 million that can be used to restore some of Temporary Salaries or we can cut it in the event revenues are less than budget.

Rainy Day Fund - \$5 million. For the past five years, we have annually allocated a minimum of \$5 million to the CIP and \$5 million to R&R Funds. We have also allocated a portion of the City's budget surpluses over the years to those funds to build up reserves that could be used during an emergency or recession to help balance the budget. The budget includes a new Rainy Day fund in which we deposited \$5 million. The \$5 million is comprised of \$2.5 million reduction in the transfer to the CIP and a \$2.5 million reduction to the allocation to R&R funds. The Rainy Day Fund will be available to offset additional revenue losses in excess of the amount budgeted. The extent to which the Rainy Day Fund is not required, the available balances will be proportionately transferred to the CIP and R&R funds to be available to fund future projects. In the meantime, there are sufficient balances in CIP and R&R funds to continue to maintain the City's infrastructure and facilities.

Using the approach outlined above, the following is a summary of the FY 2020/21 Mid-Term General Fund budget:

Table 1. General Fund Mid-term Budget - Revenues, Expenditures & Net Transfers

General Fund	FY 2018/19 Actual	FY 2019/20 Midyear	FY 2020/21		
			Original Budget	Recommended Adjustments	Mid-Term Budget
Revenues	\$126,031,456	\$123,587,220	\$130,672,964	(\$642,159)	\$130,030,805
Net Transfers	(11,577,560)	(3,691,837)	(6,090,565)	(2,500,000)	(8,590,565)
Expenditures	(113,376,990)	(117,135,856)	(124,482,134)	3,041,894	(121,440,240)
Difference	\$1,076,906	\$2,759,527	\$100,265	(\$100,265)	\$0

A detailed explanation of these variances is included in Tables 2, 3, 4 and 5 in this Report.

DISCUSSION

General Fund Revenues. General Fund revenues are budgeted to decline by a total of \$62,159 from the Original Budget. Table 2 presents the major revenue categories with a comparison to the Original Budget both in terms of dollars and percentage.

Table 2. General Fund Revenues

Revenues	FY 2018/19 Actual	FY 2019/20 Midyear	FY 2020/21		
			Original Budget	Recommended Adjustments	Mid-Term Budget
Property Taxes	\$69,930,012	\$73,570,000	\$75,140,000	\$1,145,000	\$76,285,000
Sales & Use Taxes	22,959,956	18,969,285	22,500,000	(1,688,050)	20,811,950
Other Taxes	15,515,346	16,092,000	16,020,000	(1,862,000)	14,158,000
Development Services Fees	5,676,041	4,251,500	5,038,500	67,500	5,106,000
Recreation Fees	4,775,357	3,809,245	4,770,518	(149,999)	4,620,519
Other Revenues	7,174,744	6,895,190	7,203,946	1,845,390	9,049,336
Total	\$126,031,456	\$123,587,220	\$130,672,964	(\$642,159)	\$130,030,805

Property Tax revenues are the single largest revenue source for the General Fund, accounting for approximately 59 percent of total revenues. The FY 2020/21 Mid-term budget increases Property Tax revenues including all categories of property related taxes by almost \$1.2 million more than staff's estimate of \$75.1 million in the Original Budget.

Sales Tax revenue is the second largest revenue source for the General Fund, accounting for approximately 16 percent of the total revenues. The FY 2020/21 budget assumes Sales Tax revenues will be \$20.8 million or 7.5 percent less than staff's estimate of \$22.5 million in the Original Budget.

Hotel Tax and Business License Tax are expected to be less than projected by a total of approximately \$1.9 million.

General Fund Expenditures. General Fund expenditures are less than the Original Budget by \$3 million or 2.4 percent. Table 3 shows the major expenditure categories with a comparison of Original Budget versus Mid-term Budget.

Table 3. General Fund Expenditures

Expenditure Categories	FY 2018/19 Actual	FY 2019/20 Midyear	FY 2020/21		
			Original Budget	Recommended Adjustments	Mid-Term Budget
Personnel	\$82,048,188	\$85,768,512	\$90,732,381	(\$583,589)	\$90,148,792
Transportation & Training	1,503,646	1,791,826	2,005,196	(310,037)	1,695,159
Repairs & Maintenance	8,250,150	7,175,515	6,821,939	(2,144,888)	4,677,051
Materials & Supplies	21,253,063	22,015,214	24,578,628	28,219	24,606,848
Capital Outlay	321,943	384,790	343,990	(31,600)	312,390
Total Expenditures	\$113,376,990	\$117,135,856	\$124,482,134	(\$3,041,894)	\$121,440,240

Personnel

Personnel costs represent 74 percent of the General Fund Budget and are estimated to decrease by \$0.6 million from the original projection mainly due to a combination of the following: (1) Police Officer Association (POA) wage increase of 3.5 percent, (2) annualization of wage increases granted to Management and Confidential staff in October 2019, (3) adding budget for pension expenses for vacant positions², (4) a few reclassified positions, (5) adding one of the three positions (Community Services Officer) that was funded through the contingency³ and (6) reducing temporary salaries by \$2.3 million primarily reflecting expected reduced Library and Recreation Department services as a result of the SIP order as well as other temporary staffing reductions throughout the organization. The Library and Recreation Department relies on temporary employees to help staff many of its seasonal programs.

Transportation & Training

Transportation & Training costs are estimated to decrease by \$310,037 over the original FY 2020/21 Budget. These costs include training, fuel, maintaining and operating vehicles, patrol cars, and fire units. Most of the decrease is in travel and training expenses (\$251,925) and the balance is distributed among the other expense categories.

Repairs & Maintenance

Repairs & Maintenance costs are estimated to decrease by \$2.1 million from the original FY 2020/21 Budget. The Repairs and Maintenance category includes a variety of expenditure accounts including computer hardware maintenance, equipment parts, various repair contracts and replacement and renovation charges. The majority of the costs in this category are replacement and renovation charges to fund replacement and/or renovation of parks and medians, computer equipment, city buildings and other equipment (Repair and Replacement funds). The decrease is mainly due to decreased allocation to the Repair and Replacement funds of \$2.5 million that, as noted in the City Manager's message and described further below under Operating Transfers, is transferred to a new Rainy Day Fund to be available to address revenue shortfalls not currently anticipated. That decrease is offset by increased repair contracts of \$342,812 already approved by Council in FY 2019/20 and parts and equipment of \$12,300.

² The Munis Position Budgeting module automatically removes the pension budget for vacant positions. We realized during the FY 2019/20 mid-year budget that we need to manually add it back in for the budget to reflect the full cost of vacant positions. The original FY 2020/21 budget excluded pension budgets for vacant positions. The Mid-term budget includes that expense.

³ The contingency budget was reduced by the same amount resulting in no net increase to the General Fund budget.

Materials & Supplies

Materials & Supplies costs are estimated to increase by \$28,219 over the original FY 2020/21 Budget. The Materials & Supplies category includes a variety of expenditures including professional service contracts, water and sewer charges for City facilities, street light electricity costs, annual contribution to the self-insurance liability reserve, community program grants, and contingency funds. The net increase in materials and supplies is due to the following:

Increased Materials and Supplies Expenses

<u>Category</u>	<u>Amount</u>
Reimbursable Expenses	\$1,289,914
Election Expenses	70,000
Contingency ⁴	42,595
Miscellaneous Expenses	<u>23,181</u>
Total Increased Expenses	\$1,425,690

Decreased Materials and Supplies Expenses

<u>Category</u>	<u>Amount</u>
Contractual Services	(\$938,247)
Supplies	(319,549)
Utilities	(78,300)
Library & Recreation Expenses	<u>(61,374)</u>
Total Decreased Expenses	<u>(\$1,397,470)</u>

Net Increased Expenses \$28,219

Transfer of Funds. General Fund transfers are greater than the Original Budget by \$2.5 million as shown in Table 4. The increase in net transfers is due to creating a Rainy Day Fund and transferring \$2.5 million of the original allocation to the Capital Improvement Program Reserve (CIPR) and \$2.5 million from the General Fund allocation to Repair and Replacement (R&R) funds to the Rainy Day fund. As previously noted, the Rainy Day Fund will be available to balance the City's General Fund budget in the event actual revenues are less than the estimates included in the budget.

⁴ The total Contingency is \$2,016,936 which is comprised of \$1,766,936 that can be cut in the event General Fund revenues are less than currently projected and/or used to restore some or all Temporary Salaries of Recreation staff in the event the City can resume recreation programs. The remaining \$250,000 is a contingency for unforeseen expenses.

Table 4. Transfers In and Transfers Out

Operating Transfers	FY 2018/19 Actual	FY 2019/20 Midyear	FY 2020/21		
			Original Budget	Recommended Adjustments	Mid-Term Budget
OPERATING TRANSFERS IN - From:					
Urban Forestry Fund (1/2 of Landscape Arch Assist)	\$20,000	\$25,000	\$25,000		\$25,000
Retiree Medical Fund (Implied Subsidy)	888,000	1,006,000	1,050,000		1,050,000
Happy Valley Infrastructure Loan Repayment	-	12,004	31,780		31,780
OPERATING TRANSFERS OUT - To:					
CIPR	(9,939,195)	(2,790,482)	(5,000,000)	2,500,000	(2,500,000)
Senior & Low Income Water & Sewer Discounts					
Water Fund	(243,312)	(250,000)	(250,000)		(250,000)
Sewer Fund	(94,609)	(108,000)	(110,000)		(110,000)
Transit Fund (Subsidy)	(186,639)	(209,731)	(216,717)		(216,717)
Storm Drain Fund (Subsidy)	(330,000)	(130,000)	(330,000)		(330,000)
Cemetery Fund (Subsidy)	(45,000)	(50,000)	(50,000)		(50,000)
Repayment to Retiree Med Fund for Golf Debt	(735,000)	(1,006,000)	(1,050,000)		(1,050,000)
LED CEC Loan Repayment	(190,628)	(190,628)	(190,628)		(190,628)
Prefund Pension Liability to Trust	(721,177)	-	-		-
Rainy Day Fund	-	-	-	(5,000,000)	(5,000,000)
NET OPERATING TRANSFERS	(\$11,577,560)	(\$3,691,837)	(\$6,090,565)	(\$2,500,000)	(\$8,590,565)


General Fund Reserves

Table 5 presents the changes to the General Fund Reserves. As shown, General Fund reserves are projected to be \$30.6 million which equals approximately 25.2 percent of operating expenses. The City’s policy is to maintain minimum reserves equal to 20 percent of operating expenses, a maximum of 30 percent and a target of 25 percent.

Table 5. General Fund – Fund Balance Reserves

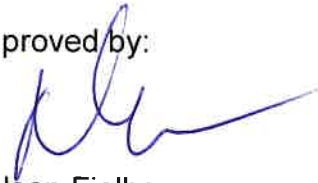
General Fund Fund Balance	Initial	Recommended Adjustments	FY 2020/21
	Balance at 6/30/2020		Mid-term Budget
General Fund Reserve	\$30,589,145	\$0	\$30,589,145

Submitted by:



Tina Olson
Finance Director

Approved by:



Nelson Fialho
City Manager