

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



April 11, 2017
7:00 P.M.

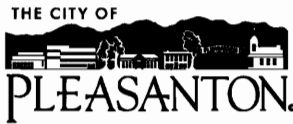
PUSD Board Room – School District Office
4665 Bernal Avenue
Pleasanton, CA 94566

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

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Public Comment from the audience regarding items listed on the agenda
Speakers are encouraged to limit comments to 3 minutes
4. Youth in Government Presentation
5. Demographers Report
6. Budget Discussion
7. Measure I1/Prop 51 Update
8. Community Development Department Update
9. Developer Fees
10. Adjournment

Accessible Public Meetings

The City of Pleasanton will provide special assistance for citizens with disabilities to participate in public meetings upon advance notice. If you need an auxiliary hearing aid or sign language assistance at least two working days advanced notice is necessary. Please contact the City Clerk's Office, PO Box 520, Pleasanton, CA 94566 or (925) 931-5027.



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



04

April 11, 2017

TITLE: 2017 YOUTH IN GOVERNMENT DAY – SUMMARY AND EVALUATIONS

RECOMMENDATION

Receive information regarding the 2017 Youth in Government Day held on March 22, 2017.

SUMMARY

The Youth in Government Committee would like to provide the Pleasanton City Council and the Board of Trustees with an overview of the 2017 Youth in Government Day event in which high school students job shadowed City and PUSD staff members on March 22, 2017.

BACKGROUND

The Youth in Government Day was held on Wednesday, March 22, 2017, as a joint venture between the City of Pleasanton and the Pleasanton Unified School District. The event was organized by the Youth in Government Day Committee, which included: Elise Allari (Youth Commission/Amador HS); Avni Patel (Youth Commission/Foothill HS); Jonathan Pearce (Youth Commission/Amador HS); Beth Cutter (PUSD), David Weisgerber (City/Comm. Services). The 76 students who participated from Amador Valley, Foothill, and Village High Schools, was the largest number of applications and participants to date.

The morning program was held at the Firehouse Arts Center. Welcoming remarks were provided welcomed by the Mayor Jerry Thorne, Interim PUSD Superintendent Micaela Ochoa, and City Manager Nelson Fialho who all spoke about their experience in local government and their relationship with Youth in Government Day.

Students were then paired with their respective 'job shadows' for the morning session from 9:15–11:30am where they learned about their shadow and saw many aspects of the City and PUSD jobs. Students and staff arrived at the Veterans Memorial Building for the networking lunch provided by Amador and Village High School Catering. Over 40 shadows joined the students for lunch which allowed students to speak and learn about other City and PUSD jobs that they did not get the chance to shadow in the sessions.

Based on previous years' student feedback, in lieu of an afternoon workshop or keynote speaker an additional job shadow session was added from 12:15–2:45pm. The day's event

concluded with a presentation by Elise Allari, Jonathan Pearce and Avni Patel of the City's Youth Commission on the Commission's Work Plan for 2017/2018, as well as leadership opportunities available to high school students in local government and the community.

DISCUSSION

Of the 76 students and roughly 40 staff members in attendance, we received 32 evaluations and 17 evaluations, respectively. Participants were asked the following questions:

- *What were one or two things you enjoyed about Youth in Government Day?*
- *What are one or two things that you would change or improve for Youth in Government Day?*
- *Please share any other comments, feedback, or suggestions.*

The feedback was overwhelmingly positive, specifically in regards to the opportunity to shadow multiple individuals/positions. Some of the **student feedback** included:

- "I really enjoyed being able to interact with professionals and learn about what goes on in the city."
- "Giving more specifications for the dress code for each of the shadowing."
- "It was amazing seeing how many ideas and details go into a person's jobs and learning about what makes Pleasanton a functioning city;" and
- "I really enjoyed the experience and learned so much about the different positions and what might be interesting for me to try in my future!"

Some of the **staff feedback** included:

- "It's always nice to meet students. Hopefully, the insight we give them into our work world will help them make decisions about their future."
- "It sounds as though the kids could use some additional information about our work when signing up. Some had shared that they didn't really know who/what they were signing up for."
- "I appreciated the additions to this year's event. I would continue to have lunch at the Vets Hall rain or shine! Also, meeting shadows in the foyer, without the stage introductions, and the addition of the shadows names on the name cards were great additions to the event."
- "The event was well organized and executed. The students were very impressed with the access they were given to the inner workings of the city."

In our committee's review of our own notes, along with student and staff comments, the following recommendations are being made for the event in the future:

- We will continue use of the online student application format with paper forms available and include job descriptions, the field trip form, and student medial forms linked to the application.
- Logistical changes to pairing students with staff members during the event will continue.
- We will shift the student on-campus preparation meetings to the week prior to the event to give more time to finalize student shadow placements.

- Lunch will continue to be held at the Veteran's Memorial Building if possible.
- We will explore the addition of a lunchtime keynote speaker and continued use of social media.
- We will explore additional prompts or guidance for both students and staff members to support an engaging and fun learning experience for all.

Submitted by:



Susan Andrade-Wax
Director of Community Services

Approved by:



Nelson Fialho
City Manager



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



Item #4
April 11, 2017

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Respectfully submitted,

Nelson Fialho
City Manager



Micaela Ochoa
Interim Superintendent

Attachment:
1 - Youth in Government Presentation

Youth In Government Day

March 22, 2017



Students:
76 attended
Staff: 44
29 from City
15 from PUSD

Morning Welcome





Morning Job Shadow

Lunch

Village HS Catering

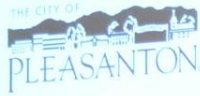
Veterans Memorial



Afternoon Job Shadow



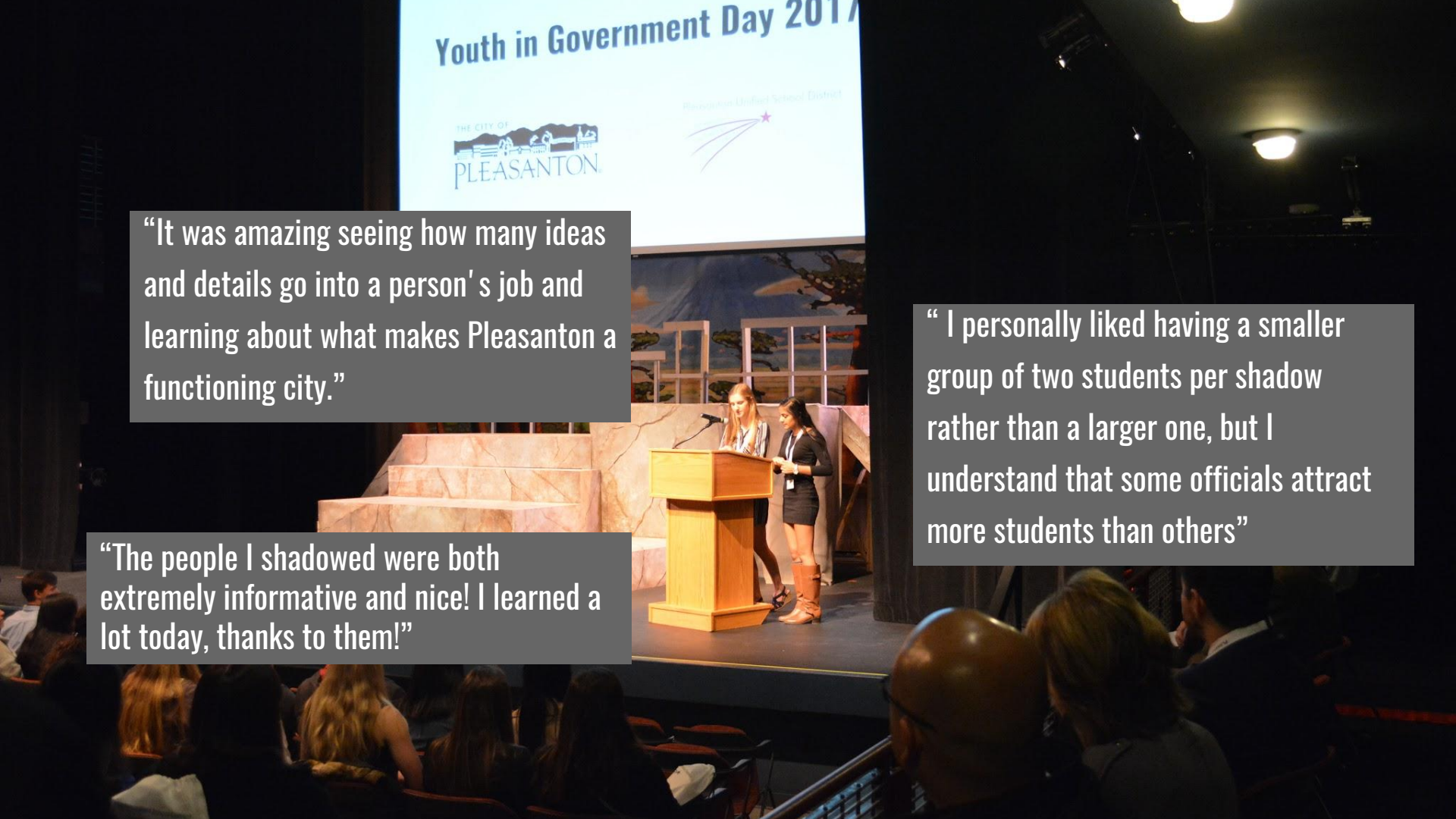
Youth in Government Day 2017

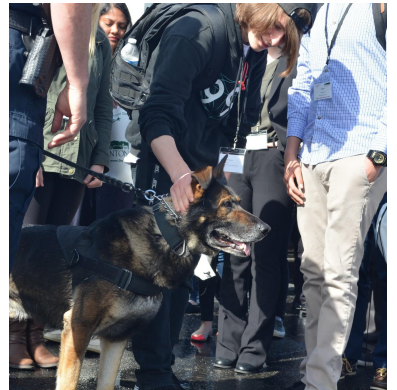
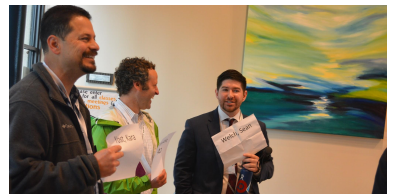


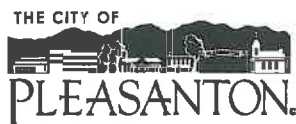
“It was amazing seeing how many ideas and details go into a person’s job and learning about what makes Pleasanton a functioning city.”

“The people I shadowed were both extremely informative and nice! I learned a lot today, thanks to them!”

“ I personally liked having a smaller group of two students per shadow rather than a larger one, but I understand that some officials attract more students than others”







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



April 11, 2017

TITLE: DEMOGRAPHER'S REPORT

RECOMMENDATION

Receive information regarding the Pleasanton Unified School District's Fall 2016/17 Demographer's Report.

SUMMARY

Demographic reports are an integral element of District planning. The reports provide critical data to project district revenues, expenditures (staffing), and potential facility needs. Davis Demographics & Planning, Inc. (DDP) updated the District's student population projections by residence for Fall 2016 through Fall 2026. DDP worked with the City of Pleasanton's Planning Division and the City Planning Manager to prepare this report. The District appreciates the support from the City of Pleasanton.

The detailed demographer's report can be accessed at the following link:

<https://www.dropbox.com/s/34ql5tmrarrxgdmn/2016%20Report%20with%20Maturity%200817.pdf?dl=0>

BACKGROUND

On February 14, 2017, a representative from DDP presented the updated enrollment projections to the District's Board of Trustees. At the February 14th Board meeting, the demographer summarized:

Potential solutions to provide relief with existing elementary school sites include:

- Adjusting attendance boundaries
- Limiting transfers into impacted attendance areas
- Relocating programs from impacted schools to campuses with available capacity
- Redirecting new enrollees to the closest campuses with available capacity

In addition, Measure I1 provides the District additional options that include:

- Adding capacity in the form of a new elementary school and adjusting District boundaries
- Adding capacity in the form of a new elementary school in the Northern region of the District

- Adding capacity in the form of a new elementary school using the existing District owned Neal property for a new elementary school. This option would likely require making the new elementary school a school of choice with special programming such as Dual Language Immersion and/or Science, Technology, Engineering, Arts, Mathematics (STEAM), K-8 grade span, and/or other program focus to ensure maximum enrollment

On April 11, 2017, DDP will present the enrollment projections at the City Council and Board of Trustees Joint Meeting. The presentation is included in Attachment 1.

Respectfully submitted,



Micaela Ochoa
Interim Superintendent

Attachment:

1 – Demographer's 2016/17 Presentation

Fall 2016/2017 Demographic Study

Pleasanton Unified School District and Pleasanton City Council

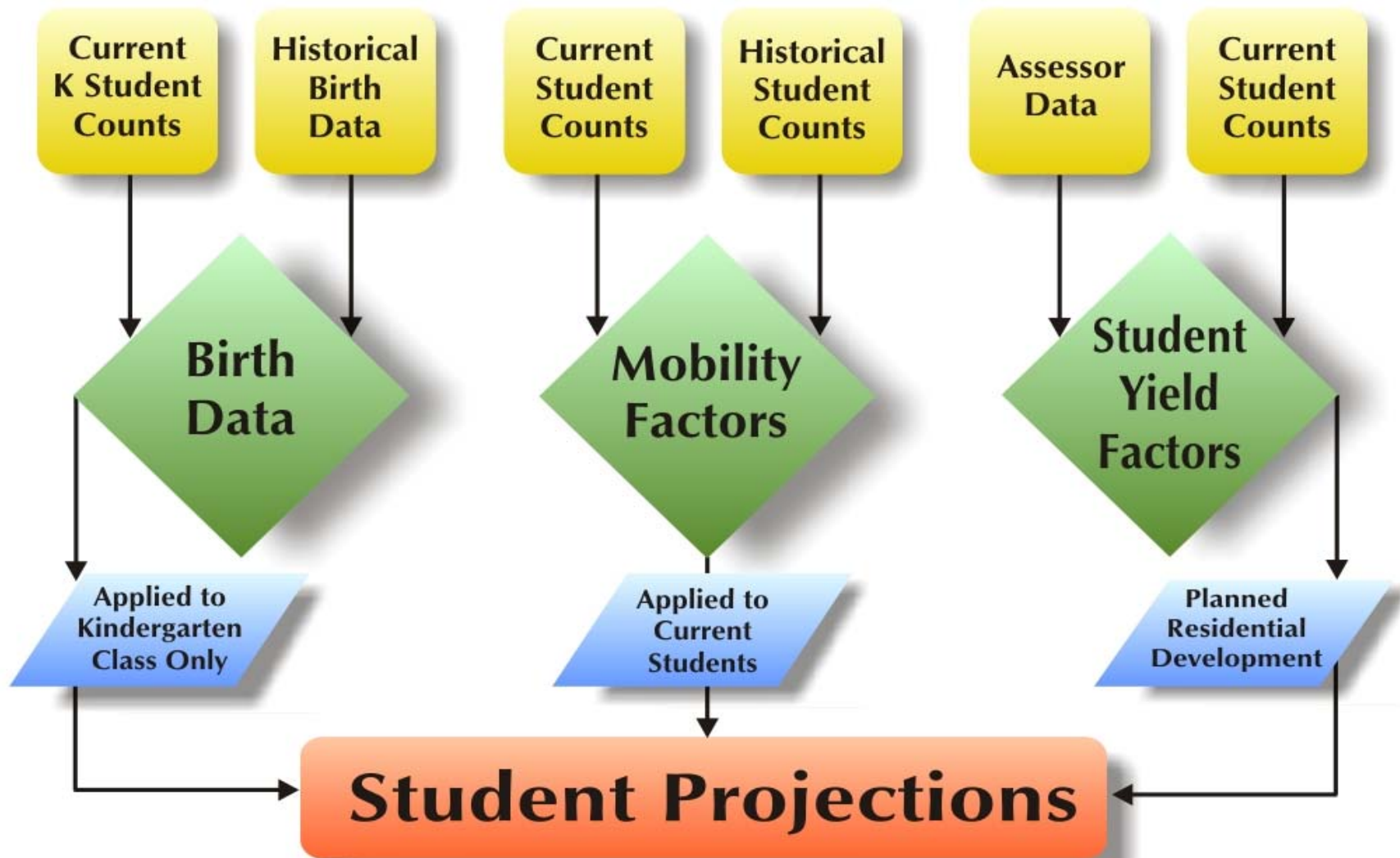
April 11, 2017

Prepared by:



Background

- Projections are based upon student residence
 - Predict where future students will be living
 - Best way to determine the location of new facilities or consolidation of surplus facilities
 - Help to identify population trends that may not be present --or easily identifiable-- when establishing projections on enrollment due to special programs, curriculum, and open enrollment



Development Data



December 1, 2016

Via email to: ijohnson@davisdemographics.com

Isaac Johnson
Davis Demographics & Planning
11850 Pierce Street, Suite 200
Riverside, CA 92505

Re: City of Pleasanton – Residential Development

Dear Isaac:

In response to your request, the City of Pleasanton has assembled a list of residential projects (not including senior residential projects) that are known at this time. In addition to the known projects, staff has also included projections based on the City's adopted Growth Management Ordinance allowances. Anticipating residential development beyond 2021 is speculative, as the City's Growth Management Ordinance annual target will have to be adjusted based on the Regional Housing Need Allocation at that time.

Summary

Estimated Residential Projections by Unit Type	2017 - 2021	2022 - 2031	TOTAL
Single Family Detached	605	235	840
Multifamily	1,366	2,115	3,481
TOTAL	1,971	2,350	4,321

YEARS 2017 – 2021			
Housing Element Site No.	Site Name	Single Family Units	Multifamily Units
1	Hacienda Site 1 (BRE), known as Essex	0	255
2	Hacienda Site 2 (BRE), known as Essex	0	251
3	Auf der Maur	0	345
4	The Residence at CA Center (Carr America)	0	305
5	Commons at Gateway (HDR)	0	210
6	Commons at Gateway (MDR)	97	0
7	Summerhill (CM Capital 1)	94	0
11	Molinaro/Donato Builders	12	0
17	Altieri – Phase 1	16	0
28	Lund Ranch II	43	0

COMMUNITY DEVELOPMENT					P. O. BOX 520, Pleasanton, CA 94566-0802				
Planning	Building & Safety	Engineering	Traffic	Inspection					
200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	157 Main Street (925) 931-5680					

PUSD Residential Projections
Page 2
December 1, 2016

YEARS 2017 – 2021			
Housing Element Site No.	Site Name	Single Family Units	Multifamily Units
36	Spotorno (pending application)	39	0
	Irby Ranch (pending application)	93	0
	Lester Property (pending application)	39	0
	Ponderosa Homes (pending application)	37	0
	Meridian at Ironwood (approved)	27	0
	Austin Property (pending application)	8	0
	Misc. small projects	100	0
TOTAL		605	1,366

Because residential development estimates for the 2022 to 2031 period are speculative at this time, staff is using the City's existing growth management ordinance annual limit – 235 units – and we are assuming that 10% of the units would be single-family and 90% of the units would be multi-family. Please note that these numbers are conservative and are subject to market conditions, may be substantially lower or higher depending on the City's future City's Regional Housing Need Allocation.

If you have any questions, please feel free to contact me by phone at (925) 931-5614 or by email at gbeaudin@cityofpleasantonca.gov.

Sincerely,

Gerry Beaudin
Director of Community Development

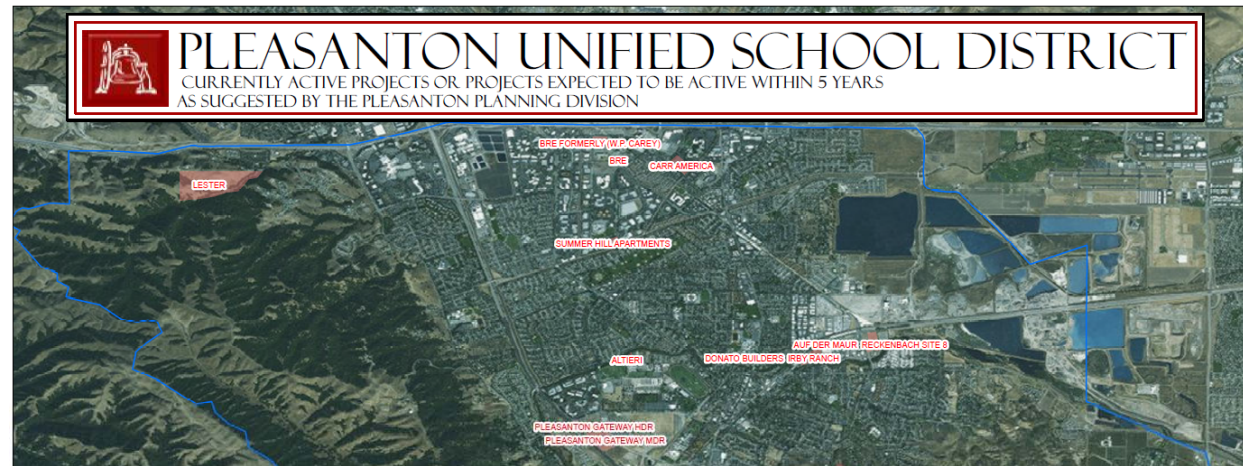
Enclosure: Housing Element Housing Sites Inventory

City Provided Development Data
(Appendix B in Report)



Development Data

Pages 17 & 18 in Report



SFD = 225 TOD = 677 APT = 590 ALL = 1,492

Study Area	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Study Area	Total SFD	Total APT	Total TOD	ALL UNITS	Elementary	Middle	High					
	SFD	TOD	APT	SFD	TOD	APT	SFD	TOD	APT	SFD	TOD	APT	SFD	TOD	APT	SFD	TOD	APT	SFD	TOD									APT				
9	0	147	0	0	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	372	0	372	0	372	0	372	0	372	0	372
12	0	0	0	0	0	0	152	0	0	152	0	0	0	0	0	0	0	0	0	0	12	0	306	0	306	0	306	0	306	0	306		
31	0	0	27	0	0	27	0	0	29	0	0	0	0	0	0	0	0	0	0	0	31	0	83	0	83	0	83	0	83	0	83		
124	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	124	16	0	0	16	Valley View ES	Pleasanton MS	Amador Valley HS	0	0	0		
130	0	0	0	5	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	130	11	0	0	11	Allard ES	Harvest MS	Amador Valley HS	0	0	0		
131	0	0	0	25	0	0	25	0	0	25	0	0	0	0	0	0	0	0	0	0	131	98	0	0	98	Allard ES	Harvest MS	Amador Valley HS	0	0	0		
132	0	0	172	0	0	178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132	0	0	0	345	345	Allard ES	Harvest MS	Amador Valley HS	0	0	0	
135	4	0	0	4	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	135	10	0	0	10	Vintage Hills ES	Pleasanton MS	Amador Valley HS	0	0	0		
174	13	0	100	0	0	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	174	13	0	0	162	175	Hearst ES	Pleasanton MS	FootHill HS	0	0	0	
198	0	0	0	10	0	0	10	0	0	11	0	0	0	0	0	0	0	0	0	0	198	43	0	0	43	Vintage Hills ES	Pleasanton MS	FootHill HS	0	0	0		
200	0	0	0	0	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	200	39	0	0	39	Hearst ES	Pleasanton MS	FootHill HS	0	0	0		
Total	17	247	299	44	125	262	62	152	29	55	153	0	47	0	0	0	0	0	0	0	Total	225	677	590	1,492								

Elementary Attendance Area	SFD	APT	TOD	Total
Allard ES	104	0	345	449
Dorson ES	0	372	83	455
Fairlands ES	0	306	0	306
Hearst ES	52	0	162	214
Henry P Mohr ES	0	0	0	0
Lydian ES	0	0	0	0
Valley View ES	16	0	0	16
Vintage Hills ES	53	0	0	53
Total	225	677	590	1,492

Middle Attendance Area	SFD	APT	TOD	Total
Hart MS	0	677	83	760
Harvest MS	104	0	345	449
Pleasanton MS	121	0	162	283
Total	225	677	590	1,492

High Attendance Area	SFD	APT	TOD	Total
Amador Valley HS	130	0	345	475
FootHill HS	95	677	245	1,017
Option Area	0	0	0	0
Total	225	677	590	1,492

Notes:
 *The Phasing Schedule Above is based information provided by the Pleasanton Planning Division and their recommendations.
 **The Phasing forecast is intended to give the District an idea as to where units will be developed as well as provide an estimation based on current conditions and plans as to when units will become occupied.
 ***Phasing is always subject to changes in a variety of market conditions that can dramatically alter the timing of construction for projects. The above forecast only considers market sentiment at the time (March 2015) and should be revised regularly.

STUDENT YIELD FACTORS											
SFD				TOD				APT			
0K-5	0K-8	09-12	0K-12	0K-5	0K-8	09-12	0K-12	0K-5	0K-8	09-12	0K-12
0.331	0.172	0.178	0.681	0.075	0.082	0.045	0.172	0.161	0.054	0.06	0.274

SFD Single Family Detached Units
 TOD High Density Residential within 1 mile of Bart Stations
 APT High Density Residential



Student Yield Factors



HOUSING DATA

STUDENT DATA

Student Yield Factors

Attendance Area	# of Units	Student Counts				Yield Factors			
		K-5	6-8	9-12	K-12	K-5	6-8	9-12	K-12
SFD	163	54	28	29	111	0.331	0.172	0.178	0.681
TOD	134	10	7	6	23	0.075	0.052	0.045	0.172
APT	168	27	9	10	46	0.161	0.054	0.060	0.274

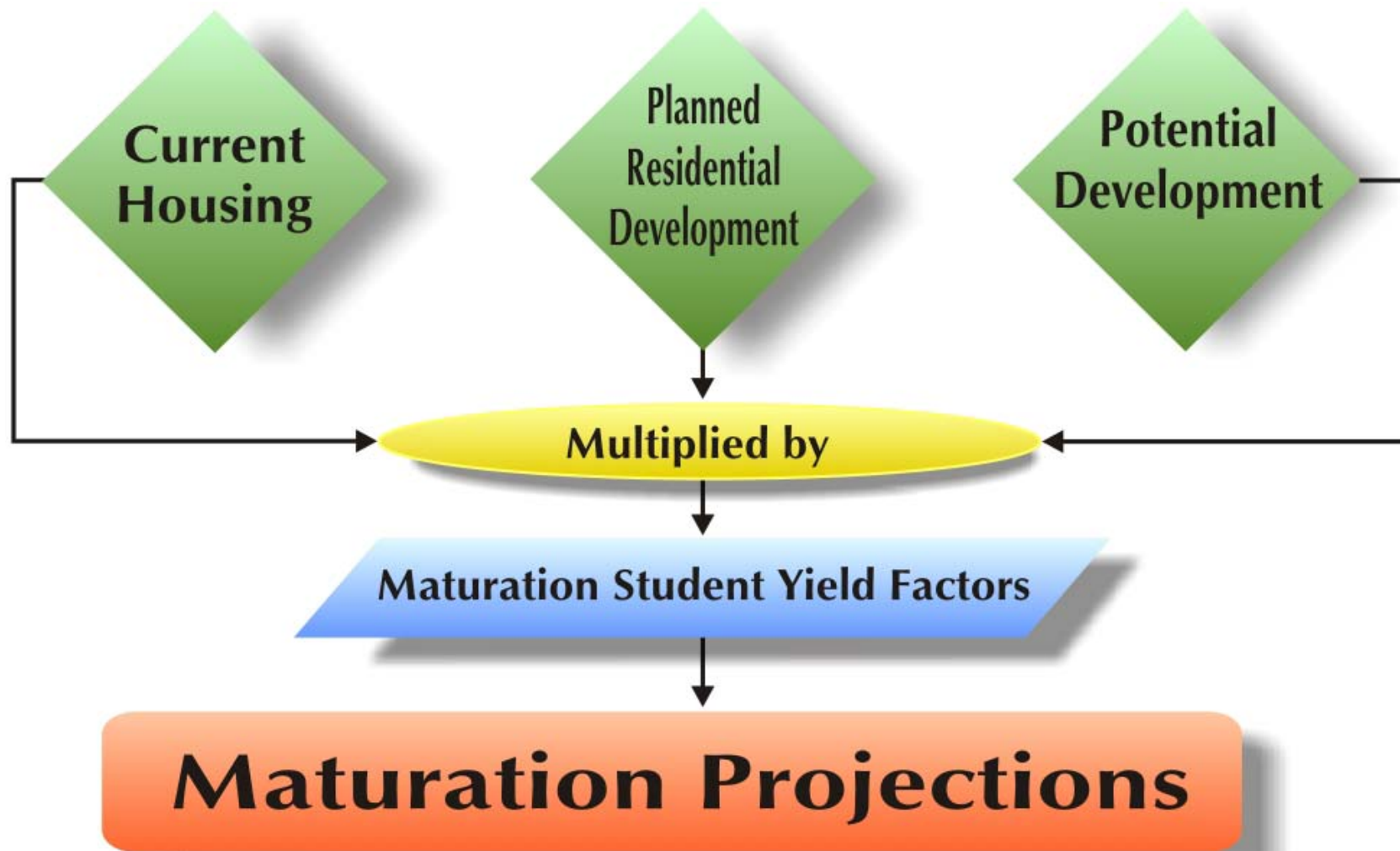
Attendance Matrices

SCHOOL OF RESIDENCE (BASED ON CURRENT ATTENDANCE AREAS)		SCHOOL OF ATTENDANCE (CODE)										Transfer Out Rates
		K-5 Students	Alisal ES (#1)	Donlon ES (#2)	Fairlands ES (#3)	Hearst ES (#9)	Henry P. Mohr ES (#8)	Lydiksen ES (#4)	Valley View ES (#5)	Vintage Hills ES (#6)	Walnut Grove ES (#7)	
Attendance Area												
Alisal Elementary	510	379	2	9	3	38	1	35	3	40	25.7%	
Donlon Elementary	968	19	750	47	10	39	24	40	8	31	22.5%	
Fairlands Elementary	756	21	10	658	0	23	2	30	5	7	13.0%	
Hearst Elementary	603	3	1	1	545	1	13	29	6	4	9.6%	
Henry P. Mohr Elementary	495	12	3	13	0	445	4	8	0	10	10.1%	
Lydiksen Elementary	634	10	28	9	18	6	536	13	3	11	15.5%	
Valley View Elementary	647	27	2	1	54	3	5	401	148	6	38.0%	
Vintage Hills Elementary	440	3	1	7	13	0	1	29	382	4	13.2%	
Walnut Grove Elementary	702	32	2	0	6	9	2	20	3	628	10.5%	
K-5 Sub-Totals:	5,755	506	799	745	649	564	588	605	558	741	17.9%	
Special Education/SDC Students:	112	34	16	0	0	0	39	0	23	0		
Out of District:	77	8	7	4	5	4	5	25	11	8		
Transitional Kindergarden	172	26	2	25	24	24	25	22	24	0		
K-5 Totals:	6,116	574	824	774	678	592	657	652	616	749		
# Enrolled, But Not Living in Attendance Area:	1,108	135	56	91	109	123	57	229	187	121		
Open Enrollment %:	19.3%	26.7%	7.0%	12.2%	16.8%	21.8%	9.7%	37.9%	33.5%	16.3%		
District-wide												

District-wide

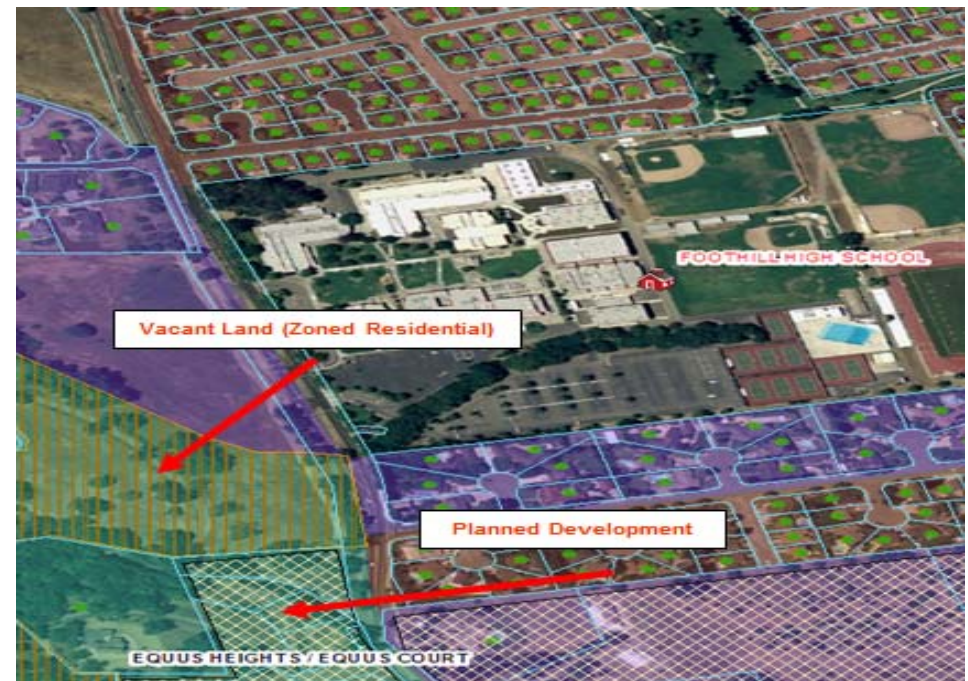
Pages 20 & 21
in Report

The above data is based upon a database download provided to DDP by the Pleasanton USD representing enrollment around the Fall 2016 CBEDS date (early-October 2016).



Maturation Projections

- The sum of the current housing inventory, planned residential development and all potential development is multiplied by the Maturation Student Yield Factors to generate the Maturation Projection



District-wide Summary Projection

Pleasanton Unified School District

Over the Next Ten Years
(% Growth/Decline)

TK-5	-213 (-3.48%)
6-8	-220 (-5.92%)
9-12	+63 (1.29%)
TK-12	-369 (2.51%)

At Maturity
(% Growth/Decline)

TK-5	1,814 (29.66%)
6-8	159 (4.29%)
9-12	279 (5.71%)
TK-12	2,253 (15.3%)

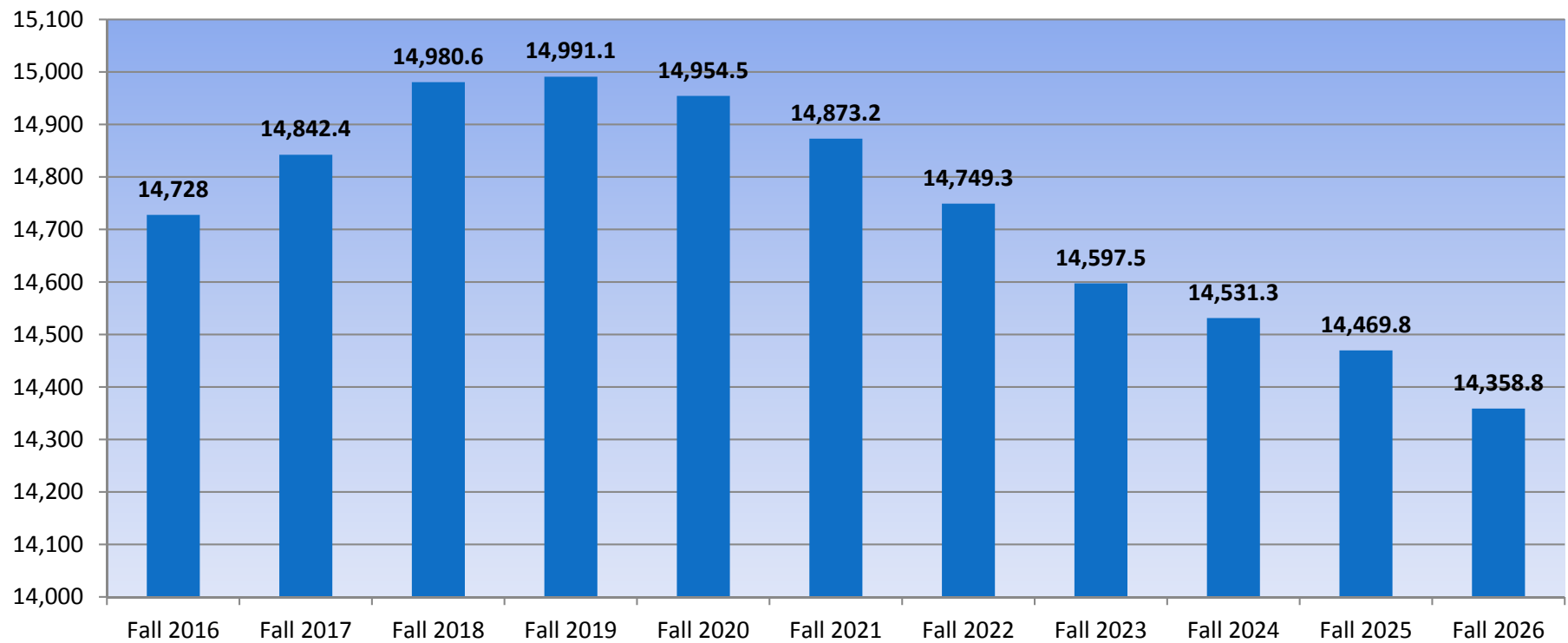
Page 23 in Report

	Projection Date 10/16/2016											Maturity
	Actual	TEN-YEAR PROJECTIONS										
	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	
TK	172	160.3	169.9	169.1	169.6	169.7	169.4	169.4	169.4	169.4	169.4	235.0
K	796	742.3	786.7	783.0	785.4	785.7	784.4	784.4	784.4	784.4	784.4	1,241.7
1	934	891.1	828.6	872.8	866.4	866.1	863.4	862.0	862.0	862.0	862.0	1,241.7
2	943	998.6	953.0	883.6	928.5	919.6	916.4	913.6	912.0	912.0	912.0	1,241.7
3	993	998.5	1,055.7	1,002.5	929.5	973.7	961.9	956.6	955.7	954.0	954.0	1,241.7
4	1,027	1,059.5	1,062.6	1,116.2	1,059.7	980.9	1,024.1	1,012.0	1,008.5	1,005.5	1,003.7	1,241.7
5	1,062	1,067.4	1,105.2	1,101.6	1,133.9	1,093.4	1,010.6	1,054.6	1,042.4	1,038.8	1,035.7	1,241.7
6	1,195	1,125.3	1,129.8	1,166.2	1,160.0	1,210.0	1,143.3	1,059.2	1,104.6	1,093.1	1,089.3	1,241.7
7	1,187	1,235.5	1,162.8	1,163.7	1,204.8	1,193.5	1,241.2	1,171.8	1,086.5	1,132.7	1,121.1	1,246.0
8	1,198	1,225.6	1,274.4	1,196.3	1,195.4	1,236.4	1,221.5	1,270.1	1,196.6	1,110.8	1,157.7	1,246.0
9	1,212	1,248.2	1,273.7	1,306.5	1,224.0	1,220.2	1,260.4	1,243.9	1,295.2	1,218.1	1,130.8	1,221.2
10	1,178	1,217.4	1,251.0	1,261.3	1,290.2	1,206.3	1,199.8	1,240.7	1,223.8	1,274.3	1,199.5	1,223.1
11	1,157	1,172.5	1,208.9	1,226.0	1,234.1	1,261.4	1,176.5	1,170.1	1,211.9	1,194.9	1,242.9	1,244.9
12	1,128	1,148.9	1,161.2	1,183.9	1,196.0	1,202.2	1,226.7	1,143.7	1,136.5	1,180.2	1,162.0	1,252.8
Resident Subtotals:												
TK-3	3,836	3,790.8	3,793.9	3,711.0	3,679.4	3,714.8	3,695.5	3,688.0	3,683.5	3,681.8	3,681.8	5,201.8
4-6	3,284	3,252.2	3,297.6	3,384.0	3,373.6	3,284.3	3,178.0	3,125.8	3,155.5	3,137.4	3,128.7	3,725.1
TK-5	5,927	5,917.7	5,961.7	5,928.8	5,893.0	5,789.1	5,730.2	5,754.6	5,734.4	5,726.1	5,721.2	7,685.2
6-8	3,580	3,586.4	3,567.0	3,526.2	3,560.2	3,639.9	3,606.0	3,501.1	3,387.7	3,336.6	3,368.1	3,733.7
9-12	4,675	4,787.0	4,894.8	4,977.7	4,944.3	4,890.1	4,863.4	4,798.4	4,867.4	4,867.5	4,735.2	4,942.0
TK-12	14,182	14,291.1	14,423.5	14,432.7	14,397.5	14,319.1	14,199.6	14,054.1	13,989.5	13,930.2	13,824.5	16,360.9
Out-of-District Students:												
TK-3	55	54.3	54.4	53.2	52.7	53.2	53.0	52.9	52.8	52.8	52.8	74.5
4-6	40	39.6	40.2	41.2	41.1	40.0	38.7	38.1	38.4	38.2	38.1	45.4
TK-5	77	76.9	77.5	77.0	76.6	75.2	74.4	74.8	74.5	74.4	74.3	99.8
6-8	58	58.1	57.8	57.1	57.7	59.0	58.4	56.7	54.9	54.1	54.6	60.5
9-12	132	135.2	138.2	140.5	139.6	138.1	137.3	135.5	137.4	137.4	133.7	139.5
TK-12	267	270.1	273.4	274.7	273.8	272.3	270.2	267.0	266.8	265.9	262.6	299.9
Special Ed:												
TK-3	66	67.2	67.2	65.8	65.2	65.8	65.5	65.3	65.3	65.2	65.2	92.2
4-6	72	71.3	72.3	74.2	74.0	72.0	69.7	68.5	69.2	68.8	68.6	81.7
TK-5	112	111.8	112.7	112.0	111.4	109.4	108.3	108.7	108.4	108.2	108.1	145.2
6-8	77	77.1	76.7	75.8	76.6	78.3	77.6	75.3	72.9	71.8	72.4	80.3
9-12	89	91.1	93.2	94.8	94.1	93.1	92.6	91.3	92.7	92.7	90.1	94.1
TK-12	278	280.1	282.6	282.6	282.1	280.8	278.4	275.4	273.9	272.6	270.7	319.6
Unmatched												
TK-3	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4-6	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TK-5	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
6-8	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
9-12	1	1.0	1.0	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.1
TK-12	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Independent Study:												
TK-3	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4-6	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TK-5	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
6-8	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
9-12	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TK-12	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Village:												
TK-3	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4-6	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TK-5	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
6-8	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
9-12	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TK-12	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Totals:												
TK-3	3,961	3,912.3	3,915.5	3,830.0	3,797.4	3,833.9	3,814.0	3,806.2	3,801.6	3,799.8	3,799.8	5,368.5
4-6	3,396	3,363.1	3,410.1	3,499.4	3,488.7	3,396.3	3,286.4	3,232.4	3,263.1	3,244.4	3,235.4	3,852.1
TK-5	6,116	6,106.4	6,151.8	6,117.9	6,081.0	5,973.7	5,913.0	5,938.1	5,917.3	5,908.7	5,903.7	7,930.3
6-8	3,715	3,721.6	3,701.5	3,659.2	3,694.5	3,777.2	3,742.0	3,633.1	3,515.4	3,462.4	3,495.1	3,874.5
9-12	4,897	5,014.3	5,127.2	5,214.1	5,179.1	5,122.3	5,094.3	5,026.3	5,098.5	5,098.6	4,960.1	5,176.7
TK-12	14,728	14,842.4	14,980.6	14,991.1	14,954.5	14,873.2	14,749.3	14,597.5	14,531.3	14,469.8	14,358.8	16,981.4
Rate of Change:												
TK-5	-9.6	45.4	-33.9	-36.9	-107.2	-60.8	25.2	-20.8	-8.6	-5.1		
6-8	6.6	-20.1	-42.3	-35.3	82.7	-35.2	-108.9	-117.7	-33.0	32.7		
9-12	117.3	112.9	86.8	-35.0	-56.8	-28.0	-68.1	72.3	0.1	-138.6		
TK-12	114.4	138.2	10.5	-36.6	-81.3	-123.9	-151.8	-66.2	-61.5	-111.0		



Student Population Projection

Projected TK-12 Student Population





PLEASANTON UNIFIED SCHOOL DISTRICT

TK-5 PROJECTED STUDENT COUNTS

Lydiksen

Fall 2016 - 656
 Fall 2021 - 519
 Fall 2026 - 502
 Maturity - 963

Donlon

Fall 2016 - 993
 Fall 2021 - 1,133
 Fall 2026 - 1,092
 Maturity - 1,238

Walnut Grove

Fall 2016 - 721
 Fall 2021 - 621
 Fall 2026 - 642
 Maturity - 790

Valley View (West)

Fall 2016 - 512
 Fall 2021 - 540
 Fall 2026 - 555
 Maturity - 718

Hearst

Fall 2016 - 627
 Fall 2021 - 618
 Fall 2026 - 625
 Maturity - 923

Fairlands

Fall 2016 - 781
 Fall 2021 - 718
 Fall 2026 - 685
 Maturity - 875

Mohr

Fall 2016 - 508
 Fall 2021 - 535
 Fall 2026 - 515
 Maturity - 740

Alisal

Fall 2016 - 520
 Fall 2021 - 537
 Fall 2026 - 527
 Maturity - 700

Vintage Hills

Fall 2016 - 457
 Fall 2021 - 410
 Fall 2026 - 417
 Maturity - 642

Valley View (East)

Fall 2016 - 135
 Fall 2021 - 104
 Fall 2026 - 107
 Maturity - 259

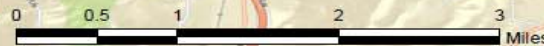
*This area is part of the Valley View attendance area.

- Schools
- Alisal Elementary
- Donlon Elementary
- Fairlands Elementary
- Hearst Elementary
- Lydiksen Elementary
- Mohr Elementary
- Valley View Elementary
- Vintage Hills Elementary
- Walnut Grove Elementary

Valley View Attendance Area				
	Fall 2015	Fall 2020	Fall 2025	Maturity
West	512	540.9	555.4	718.8
East	135.0	104.5	107.7	258.6
Total	647	645.4	663.1	977.4

* The above chart combines the totals of Valley View West and East for the grand total for the attendance area.

Page 29 in Report



Summary

- The Northern portion of the District is expected to remain impacted
 - Potential solutions to provide relief with existing elementary school sites include:
 - Adjusting attendance boundaries
 - Limiting transfers into impacted attendance areas
 - Relocating programs from impacted schools to campuses with available capacity
 - Redirecting new enrollees to the closest campuses with available capacity
 - Measure I1 provides the District additional options that include:
 - Adding capacity in the form of a new elementary school and adjusting District boundaries
 - Adding capacity in the form of a new elementary school in the Northern region of the District
 - Adding capacity in the form of a new elementary school using the existing District owned Neil property for a new elementary school. This option would likely require making the new elementary school a school of choice with special programming such as Dual Language Immersion and/or Science, Technology, Engineering, Arts, Mathematics (STEAM), K-8 grade span, and/or other program focus to ensure maximum enrollment
- Current projections indicate the District's average enrollment will remain below 700 students per school campus through 2026
- The maturation projections show the need for 11 total elementary facilities once the District reaches maturity
- It is important for the District to continue to monitor future development plans and demographic trends
- No need for any additional Middle School or High Schools

What to Watch Moving Forward

- Birth Rates
 - Monitor if the downward trend is reversing
- Development
 - Continue to monitor the progress of planned development and possible changes to future plans



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



April 11, 2017

TITLE: DISTRICT BUDGET DISCUSSION

RECOMMENDATION

Receive information regarding the Pleasanton Unified School District's Budget

SUMMARY

Education Code Section 42130 requires that school districts certify to the State the fiscal stability of the District. Districts must demonstrate they can meet their fiscal obligations for the current year and for two years out. The reports must be presented to and approved by the District's Governing Board no later than 45 days after the close of the report period.

- 1st Interim, covers actual expenditures and actual revenues from July 1 through October 31, and updates projections for the balance of the year
- 2nd Interim, covers actual expenditures and actual revenues from July 1 through January 31, and updates projections for the balance of the year

BACKGROUND

On March 14, 2017, the Administration presented the 2nd Interim Report to the Board of Trustees. The District's 2nd Interim Report provides a balanced budget through 2018-19 with the following modifications (from December 2016):

- Elimination of three (3) management positions, effective July 1, 2017
- Postponement of the 2017-18 Science Adoption
- Inclusion of the Governor's proposed one-time revenue of \$48/ADA in 2017-18
- 0.85% one-time off the schedule compensation for certificated and classified staff and management (no ongoing salary increase)
- Increases to the District's contributions to CalSTRS and CalPERS
- Other adjustments as noted in 2nd Interim

The District appreciates the ongoing support of the Association of Pleasanton Teachers (APT), California School Employees Association (CSEA), management team, and Board of Trustees in ensuring a balanced budget. The Administration will present the District's updated budget as provided in Attachment 1.

Respectfully submitted,



Micaela Ochoa
Interim Superintendent

Attachment:

1 – 2016/17 Budget Update Presentation



Pleasanton Unified School District

Budget Discussion

Pleasanton Unified School District Board of Trustees and Pleasanton City Council

April 11, 2017





Multi-Year Projections: Key Assumptions

Categories	2015-2016	2016-2017	2017-2018
Enrollment and ADA			
District Enrollment (CBEDS)	14,754	14,778	14,974
District ADA – Projected	14,378	14,376	14,392
District ADA – Funded	14,378	14,376	14,392
District Unduplicated Percentage	14.02%	14.33%	14.43%
Revenue			
Statutory COLA	1.02%	0.00%	1.48%
Gap Funding Rate	52.56%	55.28%	23.67%
Base Grant – K-3 (At Target)	7,083	7,083	7,188
Base Grant – 4-6 (At Target)	7,189	7,189	7,295
Base Grant – 7-8 (At Target)	7,403	7,403	7,513
Base Grant – 9-12 (At Target)	8,578	8,578	8,705
Federal COLA	0%	0%	0%
Other State Funding	1.02%	0.00%	1.48%



Budget Challenges

CalSTRS rates are not set by school districts. Rather, they are set through the State budget process. Assembly Bill 1469, signed into law by Governor Edmund G. Brown Jr., as part of the 2014-15 budget, increases member, employer and state contributions over the next several years and sets the program on a sustainable course. Please note that teachers in California do not receive Social Security benefits.

	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
CalSTRS Employee Rate (first hired on or before December 31, 2012)	8.00%	8.00%	8.00%	8.00%	8.00%	8.15%	9.20%	10.25%	10.25%	10.25%	10.25%
CalSTRS Employee Rate (first hired on or after January 1, 2013)	NA	NA	NA	NA	8.00%	8.15%	8.56%	9.21%	9.21%	9.21%	9.21%
State of California Rate	2.02%	2.02%	2.02%	2.02%	3.04%	3.45%	4.89%	5.50%	8.80%	8.80%	8.80%
Employer Rate (District)	8.25%	8.25%	8.25%	8.25%	8.25%	8.88%	10.73%	12.58%	14.43%	16.28%	18.13%



Budget Challenges

The California Public Employees' Retirement System (CalPERS) Board of Administration decides the rates, not Districts. CalPERS retirement benefits are funded through contributions paid by contracting employers, member contributions, and earnings from CalPERS investments. Employer contribution requirements are determined by periodic actuarial valuations under state law.

	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
CalPERS Employee Rate (first hired on or before December 31, 2012)	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
CalPERS Employee Rate (first hired on or after January 1, 2013)	NA	NA	NA	NA	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
CalPERS Employer Rate (District)	9.71%	10.71%	10.92%	11.42%	11.44%	11.77%	11.85%	13.89%	15.80%	18.70%	21.60%



Budget Challenges

What do these increases look like for a district like Pleasanton? Current year projections indicate that the District's contribution to STRS and PERS will grow by 154% and 127%, respectively, between 2013-14 and 2019-20.

	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	7 Year Increase
	Actuals	Actuals	Actuals	Projection	Projection	Projection	Projection	
CalSTRS	5,814,210	6,479,900	8,384,574	10,196,865	11,485,881	13,116,523	\$14,785,243	154%
<i>Rate</i>	8.25%	8.88%	10.73%	12.58%	14.43%	16.28%	18.13%	
CalPERS	1,943,932	2,089,289	2,266,942	2,841,272	3,145,461	3,768,211	\$4,405,687	127%
<i>Rate</i>	11.44%	11.77%	11.85%	13.89%	15.80%	18.70%	21.60%	
Total	7,758,142	8,569,189	10,651,516	13,038,137	14,631,342	16,884,734	\$19,190,930	147%



Multi-Year Projections

Categories	2015-2016	2016-2017	2017-2018	2018-2019
REVENUES				
LCFF/Revenue Limit Sources	111,795,008	117,094,496	119,106,651	123,640,449
Federal Revenues	3,467,247	3,966,390	3,619,648	3,619,648
Other State Revenues	28,915,665	23,155,330	20,769,998	20,183,910
Other Local Income	6,562,946	5,095,466	2,915,373	1,945,373
Total Revenues	150,740,867	149,311,682	146,411,670	149,389,380
EXPENDITURES				
Salaries & Benefits	121,752,031	126,328,425	127,259,805	130,283,880
Books/Supplies & Outlay	5,884,944	12,660,153	6,270,352	8,052,170
Services & Operating Expenses	15,703,792	16,106,462	13,986,560	14,193,658
Other Outgo & Transfers	933,317	897,833	766,327	766,327
Total Expenditures	144,274,083	155,992,873	148,283,044	153,296,035
Other Sources (Uses)	(224,407)	(1,094,512)	(544,888)	(544,888)
Net Inc/Dec in Fund Balance	6,242,376	(7,775,703)	(2,416,262)	(4,451,543)
BEGINNING BALANCE	16,745,893	22,988,269	15,212,566	12,796,304
ENDING BALANCE	22,988,269	15,212,566	12,796,304	8,344,761



Multi-Year Projections: Components of Fund Balance

	Actuals		Projection	
	2015-2016	2016-2017	2017-2018	2018-2019
Ending Fund Balance	22,988,269	15,212,566	12,796,304	8,344,761
Cash/Stores/Prepaid Expenditures	329,483	160,795	160,795	160,795
Legally Restricted	7,169,681	3,052,522	2,647,006	2,191,493
Reserve for Economic Uncertainties	4,386,594	4,732,233	4,485,807	4,636,196
Assignment: Site Carryover	1,271,083	-	-	-
Commitment – Technology	537,242	378,646	378,646	378,646
Commitment– Instructional Materials	1,056,094	-	-	-
Commitment – Instructional Coaches	-	499,069	400,000	-
Commitment – CSEA & Management	-	286,561	286,561	286,561
Unassigned Amount	8,238,091	6,102,740	4,437,489	691,070



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



April 11, 2017

TITLE: MEASURE I1 UPDATE

RECOMMENDATION

Receive information regarding the Pleasanton Unified School District's Measure I1

SUMMARY

On November 8, 2016, Pleasanton voters passed Measure I1 with 69.10% of voters (23,782) in support. Immediately thereafter, the Administration began planning for the implementation of Measure I1. The District's Administration would like to provide an update on Measure I1.

BACKGROUND

The District has completed the following associated with Measure I1:

- Board of Trustees certified the election results, January 17, 2017
- Board of Trustees approved the Citizens' Bond Oversight Committee Application and Bylaws, January 17, 2017
- Board of Trustees reviewed the investment policy, February 14, 2017
- Board of Trustees approved the investment policy, February 28, 2017
- Citizens' Bond Oversight Committee Advertisements, January 21, 2017 - February 3, 2017, posted in The Valley Times, The Pleasanton Weekly and The Independent newspapers
- Board of Trustees approved the Citizens' Bond Oversight Committee, March 14, 2017

The Board approved Citizens' Oversight Committee is provided in Attachment 1. The Board approved Bylaws are included in Attachment 2.

On November 8, 2016, Proposition 51, the "Kindergarten Through Community College Public Education Facilities Bond Act of 2016" was approved by California voters with 55.2% "yes" votes. On December 16, 2016, the election results were certified by the Secretary of State. Of the \$9B bond funding authorized by Proposition 51, the following are dedicated to K-12 public education:

- New Construction: \$3.0 billion for school districts
- K-12 Modernization: \$3.0 billion for school districts

The District plans to review eligibility and pursue Proposition 51 funding. The District is currently:

- Recruiting for an Executive Director of Facilities and Construction
- Preparing for its credit rating
- Drafting the project list for the first issuance of bond proceeds
- Preparing the development of building standards

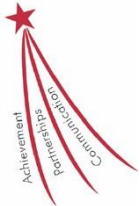
Respectfully submitted,



Micaela Ochoa
Interim Superintendent

Attachments:

- 1 –PUSD's Citizens' Bond Oversight Committee
- 2 –PUSD's Citizens' Bond Oversight Committee Bylaws



**Citizens' Bond Oversight Committee
Board Appointed Applicants
March 14, 2017**

Required Members Per Bylaws	Recommended Applicant	School(s)
1: Business Community	Jill Buck	Walnut Grove Elementary School and Amador Valley High School
1: Senior Community	Patricia Kohnen	
1: Bona Fide Taxpayer's Organization	<i>Vacant until filled</i>	
1: Parent/Guardian of an Enrolled Child	Steve Zevanove	Foothill High School
1: Both Parent/Guardian of an Enrolled Child & Active in Parent-Teacher Organization or School Site Council	Samantha Webb Kading, J.D.	Hearst Elementary School
Minimum of 2 Not More Than 5: Representative- at-large	Yi Huang Keith Lam Rashmi Nijagal Nicholas Olsen Kathleen Ruegsegger	Walnut Grove Elementary School Donlon Elementary School Lydiksen Elementary, Foothill High School Valley View Elementary School Amador Valley High School

Pleasanton Unified School District



Pleasanton Unified School District Election of 2016 – Measure II General Obligation Bonds Citizens’ Oversight Committee Procedures, Policies and Guidelines

INTRODUCTION

Measure II, was approved by at least 55% of the voters of the Pleasanton Unified School District (the “District”) pursuant to the provisions of the Strict Accountability in Local School Construction Bonds Act of 2000, codified at Sections 15264 and following of the Education Code. The Act requires the Governing Board of the District (the “Board”) to appoint a Citizens’ Oversight Committee (the “Committee”) after the successful bond election.

Legal authority for formation and duties of the Committee is found in Sections 15264 and 15278 to 15282 of the Education Code. The purpose of these Procedures, Policies and Guidelines is to direct the formation and actions of the Committee by reference to the statutory requirements. Where the statutory direction is insufficiently specific, the Board has furnished missing details. In addition, the Board sets forth below its expectations, suggestions, and desires for the operations of the Committee.

I. Establishment

The Board is required to appoint members to an independent citizens’ oversight committee as a result of the passage of Measure II at the election conducted on November 8, 2016. *Educ. Code §15278(a)*.

II. Purpose

- A. Statutory Purposes. The Committee is charged by statute with the following purposes:
1. To promptly alert the public to any waste or improper expenditure of school construction bond money. *Educ. Code §15264(c)*.
 2. To inform the public concerning the expenditure of bond revenues. *Educ. Code §15278(b)*.
 3. Ensuring that bond revenues are expended only for the purposes described in the Constitution; that is, for the construction, reconstruction,

rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities. *Calif. Const. art. XIII A, §1(b)(3); Educ. Code §15278(b)(1).*

4. Ensuring that no funds are used for any teacher or administrative salaries or other school operating expenses. *Calif. Const. art. XIII A, §1(b)(3)(A); Educ. Code §15278(b)(2).*

B. Role of Committee vis-à-vis Board.

1. As the legally elected representative of the voters, the Board, on the advice of the Superintendent, must make all decisions relating to how bond funds are spent, how bond projects are configured, the cost, priority and timeline for completion of the various bond projects, and all other matters necessary in connection with the District's building program.
2. The Board values the Committee's input on these matters as an advisory body.
3. The Committee will need to refer to the text of Measure II and the Bond Project List contained therein, but the Committee's interpretations of Measure II are not binding on the Board.

III. Members

- A. Minimum Size. The Committee shall always be comprised of at least 7 members and not more than 10 members.
Educ. Code §15282(a).

- B. Required Members. Pursuant to statute, the Board shall appoint to the Committee the following members: *Educ. Code §15282(a).*

1. One member who is active in a business organization representing the business community located within the District.
2. One member who is active in a senior citizens' organization.
3. One member who is active in a bona fide taxpayers' organization.
4. One member who is the parent or guardian of a child enrolled in the District.
5. One member who is the parent or guardian of a child enrolled in the District and who is active in a parent-teacher organization, such as the PTA or school site council.
6. At least 2, and not more than 5 members selected from the public at large.

C. Board Procedures for Appointment of Committee.

1. Appointment.

- a. Persons interested in serving as members of the Committee shall submit a written application to the Superintendent, specifying such information as the Superintendent shall reasonably require. Such information shall include, at a minimum:
 - (i) the specific position or positions listed in Section III.B, above, for which the applicant qualifies
 - (ii) such information as may be necessary to verify that the applicant meets that qualification requirement.
- b. The Superintendent shall recommend from among the qualifying applications a list of names to the Board for appointment to the committee, specifying how the requirements of Section III.B are met, or as many of those requirements as

- possible given the applications submitted.
- c. The slate of names shall be approved or rejected as a whole by a majority vote of the Board. If rejected, the Board shall direct the Superintendent to prepare a new slate of names for approval, including a new application procedure if appropriate.
2. Failure to Appoint.
 - a. Willful failure to appoint the Committee is grounds for legal action by any taxpayer against the Board. Educ. Code §15284(a)(4).
 - b. The Board will make a good faith effort to appoint the Committee and fill vacancies to ensure that the Committee is fully constituted and functioning. No vacancy, at initial appointment or otherwise, will prevent the Committee from meeting and conducting its business.
 - c. In the event that the Superintendent does not receive acceptable applications from the public to fill all of the positions specified in Section III.B, above, or if at any time there is a vacant position on the Committee, the Superintendent shall cause a notice of the vacancy to be posted in a conspicuous public place (e.g., where regular public notices of the Board are posted), specifying the eligibility requirement for the vacant position and that a written application must be submitted to the Superintendent, and such notice shall remain posted until the vacancy is filled. The Superintendent, in his discretion, may advertise the vacant position in a newspaper reasonably expected to be circulated among interested persons, and may contact organizations to request nomination of interested persons to fill the positions that require active membership in such organization.
 3. The Board may determine to appoint members of the Committee from time to time, in addition to the seven positions specified in Section III.A, above, and without regard to the membership requirements so specified.
- D. Additional Eligibility Restrictions. The following persons are not eligible to serve on the Committee: *Educ. Code §15282(b)*.
1. Any employee of the District.
 2. Any official of the District.

For purposes of this limitation, the Board finds that any elected or appointed member of the Board is an “official of the district” within the meaning of Section 15282(b). The Board finds that no member of any other citizen committee of the District appointed by the Board to serve without pay is an “official of the district” within the meaning of Section 15282(b).
 3. Any vendor, contractor or consultant of the District.

The Board finds that no person is a vendor, contractor or consultant of the District prohibited from serving on the Committee within the meaning of Section 15282(b) unless such person, or any company of which such person is an owner or part owner, agrees or

has agreed to perform services or furnish goods or supplies to the District under any agreement or contract that has not been fully performed. Prior contractual relationships with the District do not disqualify a person from serving on the Committee.

E. Term.

1. Each of the members specified by statute is appointed for a term of two years. *Educ. Code §15282(a)*.
2. No member shall be appointed to more than three consecutive two-year terms. *Educ. Code §15282(a)*.

The Board hereby further establishes the following provisions on the terms of members:

3. Any additional members appointed pursuant to the Board's reserved prerogative under Section III.C.3, above, may be appointed to a term of less than two years, as the Board shall specify, but shall not be appointed to a term any longer than two years.
4. Any additional members appointed pursuant to the Board's reserved prerogative under Section III.C.3 shall serve no more than two consecutive terms.
5. Any member appointed to meet any of the criteria of categories 1 – 5 described in Section III.B, above, shall serve only so long as such member continues to fulfill the requirement of the position to which appointed.
6. Notwithstanding the two-year term required by statute, the term of any member shall terminate upon:
 - a. death of the member
 - b. written resignation of the member
 - c. disability or illness of the member, upon a finding by the Board that the member is unable to effectively continue to serve on the Committee
 - d. the sale or provision of any goods or services to the District, or entry into any contract with the District for such sale or provision, whether or not related to the bond program, such that the member becomes a "vendor, contractor, or consultant" within the meaning of Section III.D.3, above
 - e. the employment, appointment or election of such member to a position with the District, such that the member becomes an "employee of the District" or an "official of the District" within the meaning of Section III.D.1 or 2, respectively
 - f. failure of the member to participate in the meetings and activities of the Committee, upon a finding by the Board that the member is unable or unlikely to effectively continue to serve on the Committee.

The Board requests that Committee members keep the Board informed regarding the status of other members, so that the Board can take appropriate action to replace or reappoint Committee members in a timely manner.

7. The term of any member appointed to succeed a member whose term has been terminated pursuant to Section III.E.6 shall be two years, or such lesser time as remains in the term of the departing member, as the Board shall determine.
- F. Conflicts of Interest. Members of the committee shall abide by the conflict of interest prohibitions provided in Government Code sections 1090 and 1125, *et seq.*
- G. Compensation. Members serve without compensation. Educ. Code §15282(a).

IV. Authorized Activities

In furtherance of its purposes, the Committee is authorized by statute to engage in the following activities: *Educ. Code §15278(c) and 15286.*

- A. Receiving and reviewing copies of the annual, independent performance audit required by the Constitution.
- B. Receiving and reviewing copies of the annual, independent financial audit required by the Constitution. Consistent with the provisions contained in subparagraphs (C) and (D) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution, the required annual, independent financial and performance audits for the preceding fiscal year shall be submitted to the Committee at the same time they are submitted to the District, but no later than March 31 of each year. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial and performance audits.
- C. Inspecting school facilities and grounds to ensure that bond revenues are expended in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- D. Receiving and reviewing copies of any deferred maintenance proposals or plans developed by the District.
- E. Reviewing efforts by the District to maximize bond revenues through cost-saving measures.

V. Meetings

- A. Initial Organization; Officers. In order that the Committee serve effectively and fulfill the purposes for which it is established, the Board recommends to the Committee that the Committee shall organize and conduct meetings as follows:
 1. Initial Meeting. At the initial meeting of the Committee, the Superintendent or a person designated by the Superintendent should open the meeting and facilitate the selection by the Committee members of a presiding officer. Thereafter, selection of a presiding officer and any other officers of the Committee should be by whatever means the Committee determines.
 2. Chair. The Committee should designate a member as presiding officer or chair to preside over meetings of the Committee.
 3. Vice Chair. The Committee should designate a member as Vice Chair to assume the duties of the Chair in the Chair's absence.
 4. Representative. The Committee should designate a member or members to represent the Committee at public meetings of the Board and make

reports thereto on a regular basis as the Committee shall determine or as the Board may request.

5. Secretary. The Committee should designate a member as secretary to keep accurate minutes of the Committee's meetings and actions, in order to fulfill the legal requirement that such minutes and documents and reports be entered into the public record.

B. Reports; Meetings.

1. Reports. The Committee shall issue regular reports on the results of its activities. A report shall be issued at least once a year. *Educ. Code §15280(b)*.
2. Annual Meeting of the Committee. The Committee is required to conduct at least one annual meeting, the purpose of which is to receive the reports and documents required to be provided to the Committee by the Board, and to approve a report of the Committee. *Educ. Code §15280(b), 15278(c)*.
3. Other Meetings of the Committee. The Board recommends that the Committee meet as often as necessary in order to effectively perform its duties.
4. The Board will reserve a place on the regular Board agenda for address by a representative of the Committee. The Committee is not expected or required to make a report at each regular Board meeting.

C. Notice of Meetings; Minutes.

1. The Committee's meetings are governed by the Ralph M. Brown Act, commencing at Section 54950 of the Government Code. *Educ. Code §15280(b)*.
 - a. All Committee proceedings shall be open to the public.
 - b. Notice to the public of any meeting of the Committee shall be provided in the same manner as the proceedings of the Board.
2. Minutes of the proceedings of the Committee and all documents received and reports issued by the Committee are a matter of public record. *Educ. Code §15280(b)*.
3. The District shall maintain and make available to the Committee an Internet website for publication of proceedings of the Committee. *Educ. Code §15280(b)*.
4. All documents received and reports issued by the Committee shall be made available to the public on the website. *Educ. Code §15280(b)*.

In order to publicize and make available the Committee's proceedings, the Committee Secretary shall provide to the Superintendent any documents received by, and reports issued by, the Committee, in whatever form received or issued, and minutes of the meetings of the Committee or any subcommittees created by the Committee.

District staff members are directed by the Board to assist the Committee in publicizing its meetings, in complying with the requirements of the Brown Act, and in posting documents and reports on the website maintained by the District for the Committee. District staff will assist the Committee in

these and the other activities of the Committee as provided in Section IV.D, below.

D. Technical Assistance.

1. The Board is required to provide the Committee with any necessary technical assistance and shall provide administrative assistance to the Committee in furtherance of its purpose. *Educ. Code §15280(a).*
2. The Board is required to provide sufficient resources to publicize the conclusions of the Committee. *Educ. Code §15280(a).*
3. No bond funds shall be expended on any activities or technical assistance provided to the Committee. *Educ. Code §15280(a).*
The Board will not treat this prohibition against expending bond funds to provide technical assistance to the Committee to include the preparation and photocopying for the members of the Committee copies of the annual independent performance audit and the annual independent financial audit of the bond program required by the Constitution.
4. In order to allow the Committee its independence, the Board does not expect to send a staff representative to each meeting of the Committee. At the Committee's request, the Board will endeavor to provide the materials, meeting space, and staff consultation as the Committee shall require, specifically taking into account whether the request involves a reasonable expenditure of District general funds. The Board does not expect to purchase specialized software or hardware, commit additional staff time, or engage consultants to develop information for, prepare reports for, or attend meetings of, the Committee beyond what is required by statute and what is prepared for the Board.



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



April 11, 2017

TITLE: APRIL 2017 COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

RECOMMENDATION

Receive information regarding currently active major developments.

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 April 3, 2017, is Attachment 1 to this report. Summarized herein 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. In recent months, to promote public familiarity with development projects across the City's geography, an interactive online map has been added to the City's website (<http://www.cityofpleasantonca.gov/gov/depts/cd/default.asp>) that allows users to click on identified projects to access key characteristics and status.

DISCUSSION

The following abbreviated list includes major residential projects that are near completion and are expected to be fully occupied in the next 6 to 12 months. Also below are approved projects that are expected to move into a construction phase within approximately the next year and a project that is scheduled for Planning Commission and City Council review within the next several months.

Under Construction

- **Andares/SummerHill** – *5850 W. Las Positas Boulevard*
94 residential condominium units
- **Essex Site 1 (formerly BRE)** – *Southeast corner of Owens Drive and Willow Road*
251 residential units (including 38 below-market rate units), 4 live/work units, and approximately 5,700 square feet of retail space
- **Essex Site 2 (formerly BRE)** – *Northern corner of Gibraltar Drive and Hacienda Drive*
247 residential units (including 38 below-market rate units), 4 live/work units, and an approximately 0.55-acre public park
- **Township Square/Pleasanton Gateway** – *1600 Valley Avenue*
210 apartment units (including 32 below-market rate units) and 97 single-family detached units
- **Vintage Center/Auf der Maur** – *3150 Bernal Avenue*
345 apartment units and an approximately 38,781-square-foot retail center
- **Meridian at Ironwood** – *3410-3450 Cornerstone Court*
27 single-family homes

Approved

- **Rose Avenue Estates** – *1851 Rose Avenue*
19 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

Pending Review

- **Ponderosa Homes** – *6900 Valley Trails Drive*
36 detached single-family homes

Recent Building Permit Numbers

Recent building permit activity is summarized as follows:

- January 2017: 218 permits, inclusive of 15 new housing units
- February 2017: 243 permits, inclusive of 5 new housing units
- March 2017: 256 permits, inclusive of 1 new housing unit

Submitted by:



Gerry Beaudin *for*
Director of
Community Development

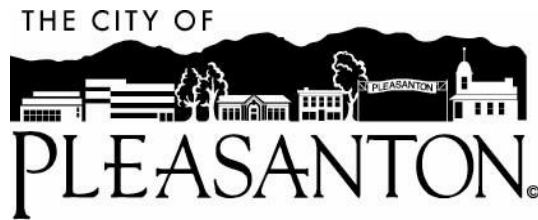
Approved by:



Nelson Fialho
City Manager

Attachments:

1. April 3, 2017 Community Development Department Update



MEMORANDUM

Date: April 3, 2017

To: Gerry Beaudin, Director of Community Development

From: Shweta Bonn, Senior Planner
Adam Weinstein, Planning Manager/Deputy Director of Community Development

Subject: **Community Development Department Update**

The purpose of this memorandum is to inform you of notable development projects, long-range planning efforts, and transportation planning and engineering projects in the City, many of which are in a preliminary stage. Also included are symbols to let you know whether a project is under study (🔍), approved (👍), or under construction (⬆️). A map is attached for geographic reference (City-wide projects are not shown).

DOWNTOWN

1. ⬆️ **273 Spring Street** | **Spring Street Mixed Use Project PUD-109**

Application to demolish the existing 910-square-foot single-story commercial building on the site and rezone the site to construct an approximately 1,822-square-foot commercial building with two attached, three-story multi-family residential units and an additional three three-story multi-family residential units within a separate building at the rear of the site. The residential units range between approximately 1,988 to 2,482 square feet each.

 - Status/Next Steps: Building permits issued late February 2017.
 - Applicant: H. James Knuppe
 - Staff Contact(s): [Eric Luchini](#)
2. 👍 **377 St. Mary's Street** | **St. Mary's Street Mixed Use Project P14-1024, P14-1025, and PUD-107**

Applications to change the General Plan and Downtown Specific Plan land use designations, and to rezone the site in order to convert the existing single-family residence into a commercial use building including site and exterior building modifications, and to construct three new 2,400-square-

foot, three-story detached single-family residences.

- Status/Next Steps: Approved by City Council on December 19, 2015. Third round of building permit plan review is under review.
- Applicant: Fireside Investors, LLC
- Staff Contact(s): [Eric Luchini](#)

3. ↑ **363 St. Mary's Street** | **Tony Adams**
P14-1290

Remodel the existing commercial building at the front of the property, construct a parking lot with three parking spaces and related site improvements for the commercial building, and construct an approximately 4,198-square-foot two-story single-family home and related site improvements at the rear of the property.

- Status/Next Steps: Approved by Planning Commission on May 14, 2015. The new home is nearly complete. Renovation of commercial building is complete and a hair salon is operating within it.
- Applicant: Classic Home Designs
- Staff Contact(s): [Natalie Amos](#)

4. 👍 **536 and 550 St. John Street and adjacent vacant parcel** | **Catalyst Development Partners**
P15-0551

Application to rezone three parcels totaling approximately 31,798 square feet at 536 and 550 St. John Street and Planned Unit Development (PUD) Development Plan approval to retain and relocate the existing historic single-family residence on-site and construct 10 two-story townhomes and related site improvements.

- Status/Next Steps: Approved by City Council on September 20, 2016. Permit plans submitted on January 3, 2017, Cityawaiting resubmittal.
- Applicant: Todd Deutscher
- Staff Contact(s): [Natalie Amos](#)

5. 👍 **4791 Augustine Street** | **Mike Carey**
PUD-118

Applications to demolish all existing structures and construct an approximately 2,032-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 three, three-story, detached single-family homes, one of which would have ground-floor commercial space.

- Status/Next Steps: Approved by City Council on September 6, 2016. Permit plans submitted on December

- Applicant: Mike Carey
- Staff Contact(s): [Natalie Amos](#)

6.  **725 Main Street** | **Robert and Larry Dondero**
P15-0142

Application for Design Review approval to construct an approximately 4,503-square-foot, two-story commercial building on a vacant lot.

- Status/Next Steps: Approved by Planning Commission on May 14, 2015, second round of building permit plan review completed in March 2016. Application has been extended to May 28, 2017.
- Applicant: Robert and Larry Dondero
- Staff Contact(s): [Natalie Amos](#)

7.  **30 W. Angela Street** | **Larry McColm**
P16-1771

Application for Design Review approval to remodel the existing building for use as a restaurant.


- Status/Next Steps: Approved by the Planning Commission on February 8, 2017.
- Applicant: Larry McColm
- Staff Contact(s): [Jennifer Hagen](#)

HACIENDA

8.  **4601 Willow Road** | **Roche Molecular Diagnostics**
PUD-81-31-64D-04M

Application for Planned Unit Development (PUD) Design Review approval to construct an approximately 70,700-square-foot, three-story office building and related site improvements at the existing Roche Campus.

- Status/Next Steps: Approved by Planning Commission on September 23, 2015; building permits issued and project is expected to be completed in the near term.
- Applicant: Roche Molecular Diagnostics
- Staff Contact(s): [Jenny Soo](#)

9.  **5850 W. Las Positas** | **Andares**
Boulevard
P15-0170, PUD-81-30-89D, P15-0169, and PUD-81-30-55M

Applications for the following at an approximately 5.9-acre site: (1) modify the minimum density requirement of 30 dwelling units/acre to a density of 15.9 dwelling units/acre; (2) modify the minimum and maximum density requirement of 30 dwelling units/acre to a minimum and maximum density

of 15.9 dwelling units/acre; (3) construct 94 residential condominium units and related site improvements; and (4) adopt an amendment to the Development Agreement for the project.

- Status/Next Steps: Approved by Council on June 16, 2015; Permits for eleven of the sixteen buildings have been issued and are currently under construction. The models are open and the first building has been finalized.
- Applicant: SummerHill Housing Group
- Staff Contact(s): [Jenny Soo](#)

10. ↑ **Southeast corner of Owens Drive and Willow Road** | **Essex Site 1 (formerly BRE)**
PUD-85-08-12D

Application to construct a mixed-use residential/commercial development containing 251 residential units (including 38 below-market rate units), 4 live/work units, and approximately 5,700 square feet of retail space.

- Status/Next Steps: Approved by Council on April 17, 2012; currently under construction. All new buildings have been finalized.
- Applicant: Essex Property Trust
- Staff Contact(s): [Natalie Amos](#)

11. ↑ **Northern corner of Gibraltar Drive and Hacienda Drive** | **Essex Site 2 (formerly BRE)**
PUD-81-3086D

Application to construct a mixed-use residential/commercial development containing 247 residential units (including 38 below-market rate units), 4 live/work units, and an approximately 0.55-acre public park.

- Status/Next Steps: Approved by Council on April 17, 2012; currently under construction. Three buildings have received a Certificate of Occupancy.
- Applicant: Essex Property Trust
- Staff Contact(s): [Natalie Amos](#)

12. 👍 **4400-4460 Rosewood Drive** | **Rosewood Commons**
PUD-85-08-1D-4M

Application 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/Next Steps: Approved by City Council on April 16, 2013.

- Applicant: Swift Real Estate Partners
- Staff Contact(s): [Steve Otto](#)

STAPLES RANCH

13. ↑ **Stoneridge Drive and El Charro Road PUD-108** | **Staples Ranch Retail Site/Pacific Pearl**
- Application for Planned Unit Development (PUD) development plan to construct an approximately 112,000 square-foot shopping center and related site improvements on approximately 11.5 acres of the Retail/Commercial site at Staples Ranch.
- Status/Next Steps: Approved by City Council on March 17, 2015. Permits have been issued and construction has commenced. Full occupancy is projected for Fall 2017.
 - Applicant: Bradley Blake, BHV CenterStreet Properties, LLC
 - Staff Contact(s): [Jennifer Hagen](#)

14. ↑ **3300 Stoneridge Creek Way PUD-68-06M** | **Stoneridge Creek Pleasanton**
- Application for a Major Modification to an approved Planned Unit Development (PUD) development plan to reduce the unit count, modify the density, and construct subterranean parking, amenities, and related site improvements in the northern 10 acres of the Continuing Life Communities retirement community.
- Status/Next Steps: Approved by City Council on August 18, 2015. Building permits have been issued and all buildings are currently under construction.
 - Applicant: Stoneridge Creek Pleasanton
 - Staff Contact(s): [Shweta Bonn](#)

ELSEWHERE IN PLEASANTON

15. 👍 **Terminus of Lund Ranch Road PUD-25, Tract Map 8352** | **Lund Ranch II**
- Applications for: (1) Planned Unit Development (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 Road; (2) a Development Agreement to vest entitlements for the project; (3) Certification of the Final Environmental Impact Report (EIR) prepared for the project; (4) a Growth Management Agreement; and (5) an Affordable Housing Agreement. The project would include approximately 161 acres of dedicated open space.

Individuals who oppose the project submitted a referendum petition to the City Clerk and obtained the requisite number of signatures to qualify the measure for the ballot. At its March 1, 2016 meeting, the City Council voted to place the measure on the June 7 ballot. The measure was supported by voters, meaning that the majority of voters were in favor of the project moving forward. A vesting tentative map was approved by the Planning Commission on February 22, 2017.

- Status/Next Steps: Approved by City Council on January 5, 2016. Vesting tentative map approved by Planning Commission review on February 22, 2017.
- Applicant: Greenbriar Homes
- Staff Contact(s): [Brian Dolan/Adam Weinstein/Eric Luchini](#)

16. ↑ **240-258 Kottinger Drive | Kottinger Gardens**
P14-0011 and PUD-101

Applications to demolish the 90 existing senior apartments at Pleasanton Gardens and Kottinger Place, and construct a 185-unit senior apartment project (inclusive of 50 below-market rate units) on an approximately 6.43-acre site.

- Status/Next Steps: Construction commenced in May 2016 and is currently underway; 51 units in nine one-story buildings are now occupied, the 80 unit Building 1 is expected to be complete in October 2017.
- Applicant: MidPen Housing Corporation
- Staff Contact(s): [Eric Luchini](#)

17. 👍 **3988 First Street and 3878 and 3780 | Irby Ranch/Sunflower Hill**
Stanley Boulevard
PUD-110

Applications to construct 87 single-family homes and a 30-unit affordable residential community for individuals with special needs.

- Status/Next Steps: Approved by City Council on February 21, 2017.
- Applicant: Mike Serpa, Concentric Development
- Staff Contact(s): [Jennifer Hagen](#)

18. ↑ **4283 Rosewood Drive, | Starbucks Coffee Drive-through Kiosk**
Rose Pavilion
P15-0364, P15-0365 and P15-0600, B15-3623

Applications to construct and operate an approximately 614-square-foot drive-through Starbucks Coffee kiosk with related site improvements at 4283 Rosewood Drive in the Rose Pavilion Shopping Center parking lot.

- Status/Next Steps: Approved by Planning Commission on

October 28, 2015. Construction commenced in Fall 2016.

- Applicant: Lisa Sunderland, SCM Solutions, LLC
- Staff Contact(s): [Jennifer Hagen](#)

19.  **11300 Dublin Canyon Road | Pleasant View Church of Christ PUD-114; P16-1742**

Application to construct three new single-family residences and subdivide the existing 16-acre parcel into four parcels (one parcel for the existing church and adjacent permanently-protected open space and three parcels for the new single-family residences).

- Status/Next Steps: Planned Unit Development (PUD) approved by the City Council on August 16, 2016. Minor subdivision was approved on March 23, 2017.
- Applicant: Guy Houston
- Staff Contact(s): [Jennifer Hagen](#)

20.  **1600 Valley Avenue | Township Square/Pleasanton Gateway PUD-96**

Applications to construct 210 apartment units (including 32 below-market rate units), 97 single-family detached units, and related on- and off-site improvements on an approximately 26.72 acre site.

- Status/Next Steps: Approved by City Council on September 17, 2013. Multi-family buildings and remaining common open space are under construction. All of the 97 single-family homes have been approved for occupancy. Six of the nine multi-family buildings are approved for occupancy.
- Applicant: Pleasanton Gateway, LLC
- Staff Contact(s): [Jennifer Hagen](#)

21.  **5700 Pleasant Hill Road | Sunrise Senior Living PUD-85-09**

Sunrise Senior Living (Sunrise) submitted construction plans to the City in 2015 for a senior assisted-living facility. Following that submittal, City staff worked closely with Sunrise to ensure the consistency of the construction plans with those approved by the Planning Commission on December 10, 2008. The two-story facility will be 32 feet in height, will have approximately 63,736 square feet of interior space, and will accommodate up to 103 beds.

- Status/Next Steps: Approved by Planning Commission on December 10, 2008. Currently under construction.
- Applicant: Sunrise Senior Living

- Staff Contact(s): [Shweta Bonn](#)

22. ↑ **6110 and 6120-6160 Stoneridge | Workday Development Center
Mall Road
PUD-104-1M and PUD-81-22-15M**

Applications to construct a six-story, approximately 410,000-square-foot office building, parking garage, and related site improvements, including a public plaza and Police Department facility at the West Dublin/Pleasanton BART Station.

- Status/Next Steps: Approved by City Council on May 17, 2016. Currently under construction.
- Applicant: Workday Inc.
- Staff Contact(s): [Steve Otto](#)

23. ↑ **3410-3450 Cornerstone Court | Meridian at Ironwood
P15-0248, PUD-111, P15-0249, P15-0390, and P15-0250**

Applications for the approximately 6.22-acre site for a: 1) General Plan Amendment to change the land use designation of a 4.23-acre portion of the site; 2) Planned Unit Development (PUD) Rezoning and Development Plan to rezone a 4.23-acre portion of the site and construct 27 single-family homes and related site improvements; and 3) modification to the approved site plan and Conditional Use Permit to eliminate the existing church and its related uses and to retain the existing preschool and private school facility as a standalone use with a modified operation and site plan.

- Status/Next Steps: Approved by City Council on October 6, 2015. Permits for two model homes have been issued and those units are under construction.
- Applicant: Ponderosa Homes II, Inc.
- Staff Contact(s): [Jenny Soo](#)

24. 👍 **1851 Rose Avenue | Rose Avenue Estates
PUD-99**

Application to construct 19 single-family two-story homes and related site improvements on an approximately 9.02-acre property.

- Status/Next Steps: Approved by City Council on April 19, 2016.
- Applicant: Ponderosa Homes II, Inc.
- Staff Contact(s): [Jenny Soo](#)

25. 👍 **1027 Rose Avenue
PUD-112**

Application for Planned Unit Development (PUD) development plan on an existing approximately 1.55-acre site consisting of four single-family residential lots (three new lots plus one with an existing residence).

- Status/Next Steps: Approved by City Council on May 17, 2016. A building permit has been issued for the construction of a new home on Lot 4.
- Applicant: Amanda Gagliardi
- Staff Contact(s): [Jenny Soo](#)

26. 

**11249 Dublin Canyon Road
PUD-115, P15-0595, and P15-0596**

Applications for: (1) Planned Unit Development (PUD) 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/Next Steps: Approved by City Council on April 19, 2016. Plans for new homes submitted in November 2016, currently under review.
- Applicant: Guy Houston
- Staff Contact(s): [Jenny Soo](#)

27. 

**88 Silver Oaks Court
PUD-116**

Application to subdivide the 34.3-acre parcel located at 88 Silver Oaks Court into two new single-family home lots approximately 3.97 acres and 15.1 acres in size with a 15.23-acre remainder lot (the lot with the existing residence).

- Status/Next Steps: Approved by City Council on June 7, 2016.
- Applicant: Frank Berlogar
- Staff Contact(s): [Jenny Soo](#)

28. 

2188 Foothill Road | Golden Oak Development
PUD-117

Application to subdivide an approximately 12-acre site into up to seven lots for custom single-family homes.

- Status/Next Steps: Planning Commission workshop planned for mid-2017.
- Applicant: Jitender Makker
- Staff Contact(s): [Jenny Soo](#)

29. 

11021 and 11033 Dublin Canyon Road | Lester Project
P15-0027

Application for Preliminary Review of a 39 single-family home development on the Lester property and on the Shriners property with a combined lot area of approximately 157.2 acres. The project also

includes a new East Bay Regional Park District (EBRPD) staging area.

- Status/Next Steps: Application under review; Planning Commission workshop to be scheduled in 2017.
- Applicant: Ponderosa Homes II, Inc.
- Staff Contact(s): [Jenny Soo/Natalie Amos](#)

30.  **1000 Minnie Street | Spotorno Project**
P15-0564


Application for Preliminary Review of a 39 single-family home development on the approximately 112-acre Spotorno property.

- Status/Next Steps: Project undergoing revision, refinement, and further evaluation. Planning Commission workshop and Subsequent Environmental Impact Report (EIR) scoping session planned for Spring 2017.
- Applicant: Tim Lewis Communities
- Staff Contact(s): [Jenny Soo](#)

31.  **3150 Bernal Avenue | Vintage Center/Auf der Maur**
PUD-87





Application to construct 345 apartment units, an approximately 38,781-square-foot retail center consisting of four buildings, new surface parking, and related site improvements on an approximately 16-acre site.

- Status/Next Steps: Approved by City Council on August 20, 2013. Both the residential and commercial portions of the project are under construction. The first commercial building opened in August 2016 and the 88 units in residential Cluster 3 have a Temporary Certificate of Occupancy.
- Applicant: Carmel Partners
- Staff Contact(s): [Jennifer Hagen](#)

32.  **4345 Rosewood Dr | New Lexus Dealership**
B16-0638

New two-story Lexus of Pleasanton dealership building.


- Status/Next Steps: Building permits were issued in September 2016 and the project is under construction.
- Applicant: CR Carney Architecture
- Staff Contact(s): [Shweta Bonn](#)

33.  **6900 Valley Trails Drive** | **Ponderosa Homes**
PUD-113, P16-1386, Tract Map
8259
 Applications to subdivide an approximately 9-acre site at 6900 Valley Trails Drive and construct 36 detached single-family homes and a private clubhouse with related site improvements. The existing church and other improvements would be demolished.
- Status/Next Steps: Applicant has revised the plans. Tentatively scheduled for a Planning Commission hearing in Spring 2017.
 - Applicant: Pamela Hardy, Ponderosa Homes
 - Staff Contact(s): [Natalie Amos](#)
34.  **6455 Owens Drive** | **Commercial Center**
PUD-121, P16-1347, and P16-1349
 Applications to demolish the existing restaurant building at 6455 Owens Drive and construct two single-story commercial buildings totaling approximately 8,660 square feet in area, including a drive-through coffee shop.
- Status/Next Steps: Project was reviewed at a Work Session with the Planning Commission on September 28, 2016 and is undergoing refinement, including potential removal of the drive-through.
 - Applicant: Abbas Mash
 - Staff Contact(s): [Eric Luchini](#)
35.  **3 and 19 Wyoming Street** | **TK Builders**
P16-1827 & P16-1895
 Applications for a Lot Merge to combine two lots (3 and 19 Wyoming Street) into one parcel and Design Review approval to construct an approximately 21,060-square-foot commercial building and related site improvements.
- Status/Next Steps: Approved by the Planning Commission on February 22, 2017.
 - Applicant: Tim Cotton, TK Builders
 - Staff Contact(s): [Natalie Amos](#)
36.  **1944 Three Oaks Drive** | **TK Builders**
PUD-05-07M
 Application for a Planned Unit Development (PUD) Minor Modification to the approved Planned Unit Development governing the Chrisman portion of PUD-05 consisting of 10 new single-family home lots and one existing single-family home at 1944 Three Oaks Drive.
- Status/Next Steps: Approved by the Zoning Administrator on

June 18, 2016.


- Applicant: DR Horton
- Staff Contact(s): [Jennifer Hagen](#)

NOTEWORTHY PROJECTS / ADVANCE PLANNING

37.  **Johnson Drive Economic Development Zone (JDEDZ)**
The JDEDZ is a proposal to spur investment in 40 acres of mostly underutilized vacant land situated along Johnson Drive near I-680 and Stoneridge Drive. The EDZ concept was endorsed by the Pleasanton City Council in April 2014, at which time the City Council also initiated the pursuit of a pilot project EDZ along Johnson Drive. The property has long been used for industrial purposes, serving as a key site for the Clorox Corporation. The goal of the JDEDZ is to: transform the area into a thriving commercial corridor that capitalizes on its location at the intersection of the I-580 and I-680 freeways; and create opportunities for new uses and services in the community, generating new tax revenue to support City services and programs. Similar to other City planning efforts, the JDEDZ will employ a combination of changes in land use rules and Design Guidelines to ensure high-quality development and comprehensive transportation improvements.

In June 2016, a group known as “Citizens for Planned Growth” submitted an initiative measure that would prohibit retail uses of 50,000 square feet or greater within the EDZ, effectively precluding the establishment of club retail uses. On July 12, 2016, the Alameda County Registrar of Voters certified that the measure contained the necessary signatures to qualify for the November 2016 ballot. On July 19, 2016, the City Council voted to accept the Alameda County Registrar of Voters Certification of Sufficiency regarding the signatures and decided to put the matter on the November ballot. At that time the City also undertook an analysis comparing the environmental, fiscal and economic effects of the EDZ to the program that would be implemented as part of the initiative measure. The measure was ultimately defeated by voters (approximately 63 percent of voters voted to reject the measure) on November 8, 2016, potentially allowing the EDZ to move forward if supported by Council.

- Status/Next Steps: City Council tentatively scheduled for Spring 2017.
- Applicant: City of Pleasanton
- Staff Contact(s): [Eric Luchini](#)
- Project website: <http://www.cityofpleasantonca.gov/MajorDevelopmentProjects>

38.  **Hacienda PUD Update**
Comprehensive update of the Hacienda Planned Unit Development (PUD) to reconcile past development accounting methods, clarify the project

review and approval process, remove outdated content, and increase transparency and usability. The overall development capacity of Hacienda would not be increased.

- Status/Next Steps: Application not yet submitted. Requires Planning Commission and City Council hearings.
- Applicant: Hacienda Owners Association
- Staff Contact(s): [Jennifer Hagen/Steve Otto](#)

39. 

Hacienda Design Guidelines

The last comprehensive update to the Hacienda Regulations and Design Guidelines (Design Guidelines) was approved by the City in 1994. Staff is updating the Design Guidelines to make them more user friendly in terms of organization, readability and graphic presentation. The update will incorporate the City's Housing Site Development Standards and Design Guidelines, the Transit Oriented Development Standards and Design Guidelines, and the new Hacienda Landscape Design Guidelines that have been developed to help conserve water. The updates to the Hacienda Regulations and Design Guidelines will focus entirely on consolidating current guidelines into one document and will not change any development intensities, development standards or parking requirements.

- Status/Next Steps: Awaiting completion of Hacienda Planned Unit Development (PUD) update.
- Applicant: Hacienda Owners Association
- Staff Contact(s): [Jennifer Hagen](#)

40. 

Accessory Dwelling Units

P16-1900

Consider an amendment to the Pleasanton Municipal Code to comply with State legislation for second (accessory) dwelling units.

- Status/Next Steps: The Planning Commission recommended approval of the amendment on February 22, 2017. City Council hearing tentatively scheduled for Spring 2017.
- Applicant: City of Pleasanton
- Staff Contact(s): [Natalie Amos](#)

41. 

PleasantonPermits.com

In coordination with launching an OpenCounter platform to more effectively utilize technology to share zoning information with the City's citizens and business owners, the City has launched PleasantonPermits.com. The City's "Pleasanton Permits" portal has been redesigned to provide a one-stop location for online business, zoning, and permitting needs which houses links to help business applicants check property zoning, estimate permit and development fees, process permits,

search City businesses, and obtain licenses necessary to start or expand businesses. Two of these links are to OpenCounter and ZoningCheck, which are online software systems for zoning and business permitting that allow existing companies and prospective businesses to quickly and easily view the zoning requirements needed to establish or expand a business in the City. The software system makes City zoning regulations available online in an easy-to-use web interface and digitizes much of the application intake process. With OpenCounter and ZoningCheck, prospective business owners are able to search properties City-wide to find an optimal location to open, instead of arduously searching zoning regulations property-by-property.

- Status/Next Steps: PleasantonPermits.com, including links to OpenCounter and ZoningCheck, is live and operational and regular updates are being undertaken.
- Applicant: City of Pleasanton
- Staff Contact(s): [Jennifer Hagen](#)

42.



Downtown Parking Strategy and Implementation Plan

The City has been working with a professional services firm to develop a Downtown Parking Strategy and Implementation Plan. The report contains near-, intermediate-, and long-term strategies for effectively managing available parking and increasing parking supply in Downtown Pleasanton. Staff has sought guidance from the Pleasanton Downtown Association, and other interested members of the public.

To more effectively manage existing parking, the Police Department has as of 2016, begun to enforce parking time limits within Downtown Pleasanton. Also, the area between Division Street and St. Mary Street, adjacent to the railroad tracks, has been resurfaced to provide 46 parking spaces intended for use by employees working downtown and members of the public. On First Street, parking “T’s” have been installed (painted), to create a more efficient configuration of 52 on-street parking spaces. And to improve efficiency and minimize dust, the area of the Alameda County Transportation Corridor between Neal Street and W. Angela Street has been paved.

The City plans to make additional improvements once the Downtown Parking Strategy and Implementation Plan is finalized and adopted.

- Status/Next Steps: Public review draft has been reviewed by various stakeholders and Planning Commission. On March 8, 2017, the Planning Commission recommended the plan proceed to City Council for adoption. The City Council is expected to review the plan at its April 18, 2017 meeting.

- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

43. 

Downtown Specific Plan Update

The Downtown Specific Plan was adopted in 2002, and is intended to serve as a guide for the future development and preservation of the Downtown area and address issues such as land use, transportation, parking, historic preservation, design and beautification, and economic vitality. City Council has identified updating the Downtown Specific Plan as a 2015-2016 priority, has approved a scope of work and professional services contract, and has confirmed a 10-member Task Force to guide this process.

- Status/Next Steps: The Task Force met last on March 28, 2017, and is scheduled to meet again on April 25, 2017. Please refer to the project website (www.ptowndtown.org) for upcoming Task Force meeting dates and project information.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

TRANSPORTATION PROJECTS

Please contact [Mike Tassano](#), City Traffic Engineer, for more information


Transportation Planning

44. 


Bicycle and Pedestrian Master Plan Update


The Pedestrian and Bicycle Master Plan was adopted by City Council in January 2010 and provides a recommendation for update approximately every 5 years. The Master Plan update is scheduled for City Council consideration on May 2, 2017, with the Pedestrian, Bicycle and Trails Committee, Park and Recreation Commission, and Planning Commission providing review prior to City Council.


The focus of the Master Plan update is to shift the focus away from spot improvements and focus on a network of complete and low stress corridors. On September 13, 2016, staff presented this concept, as well as the criteria used to determine the ranking of the corridors to Council. Council provided feedback and generally supported the direction of the Master Plan update. The draft master plan was presented to the Parks and Recreation Commission in March 2017 and is scheduled for Planning Commission review on April 12, 2017. After receiving comments/feedback from Planning Commission, the Master Plan will be brought to the City Council for approval in May 2017.


45.  **Traffic Model Update**
The City of Pleasanton Traffic Model was created in 2001 and has been updated every few years to account for changing traffic patterns and land uses. The last update to the Traffic Model was in 2010. The City circulated a request for proposals to update the model in June 2015. The City awarded the contract for update of the model to Fehr and Peers in October 2015.

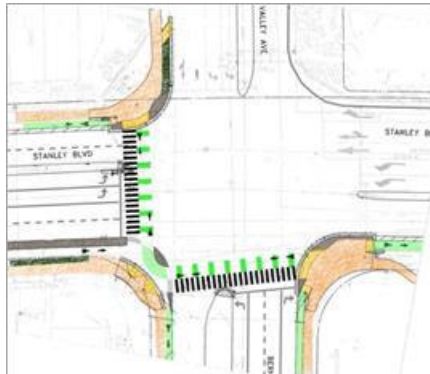
As of March 2017, existing model runs have been completed and calibration to existing traffic volumes is complete. A new existing Level of Service report has been completed and shows three signalized intersections falling below the LOS D standard. All three intersections are near Stoneridge Mall and include: Stoneridge Mall at Stoneridge Mall, Stoneridge Mall at Stoneridge Drive and Stoneridge Drive at Johnson Drive. In addition to these three signalized intersections, there are six unsignalized intersections that fall below the LOS standard and multiple intersections where the vehicle queue lengths exceed the available storage. This information will be fully summarized in the Annual Baseline report that will be released later this spring.

46.  **Foothill Road Bicycle Corridor Plan**
A request for proposals was issued in May of 2016 for the Foothill Road Corridor Plan. Staff selected Fehr & Peers to conduct the Corridor Plan and the contract was approved by City Council at its September 13, 2016 meeting. Foothill Road is a main recreational corridor for avid cyclists in the area and connects the City of Dublin to the Town of Sunol. Foothill Road has many sections of roadway where bike lanes have been added, but there are several gaps in the network. This plan will provide a preliminary design for both northbound and southbound bike lanes on Foothill Road, cost estimates and a recommended phasing plan for construction. The project kicked-off in December 2016 and is expected to be completed in June 2017, at which point the draft plan will be brought to the Pedestrian Bicycle and Trails Committee for review and comment.

47.  **Overcrossing Improvement Plan for Pedestrians and Bicycles**
This plan will include an identification of needed improvements and an implementation strategy to improve bicycle and pedestrian freeway overcrossings. This project's request for proposals was issued in May 2016, and on September 13, 2016, the City Council approved a contract for BKF Engineers to prepare improvement plans. The main goal of the request for proposals is to develop a set of plans for each overcrossing that can be used for advertisement for construction. The goal is to have at least one set of plans in late summer of 2017 so that the City can use Measure B and Measure BB funds to construct improvements. The project kicked-off in February of 2017 and is expected to be completed in the Fall of 2017, at which point the draft plan will be brought to the Pedestrian Bicycle and Trails Committee for review and comment.



48.  **Iron Horse Trail Arroyo Mocho Canal Overcrossing Study**
The City received \$25,000 in grant funding from the Alameda County Transportation Commission (CTC) to study the feasibility of providing a bicycle and pedestrian bridge over the Arroyo Mocho Canal. As part of the grant, the City is required to match the funds. The project's request for proposals was issued in March 2016 and awarded in May 2016. The project will consist of a feasibility study for a pedestrian bridge over the Arroyo Mocho Canal between Santa Rita Road and Stoneridge Drive, as well as a "no bridge" alternative. Construction of a bicycle and pedestrian bridge over the Arroyo Mocho at the Iron Horse Trail would eliminate one of the two crossings at Stoneridge Drive and Santa Rita Road. The plan will provide preliminary and final designs, as well as cost estimates. The project is underway and has a planned completion date of April 2017.

49.  **Stanley/Valley/Bernal Intersection Improvements**
This project will provide enhanced safety features for pedestrians and bicyclists at the Stanley/Valley/Bernal signalized intersection.





The City Council awarded the construction contract on March 21, 2017 to Empire Engineering. The intersection work is scheduled to begin in the summer of 2017. The improvements consist of constructing a protected bike lane for both eastbound Stanley Boulevard and northbound Bernal Avenue, and a protected intersection design on three of the four corners.


Traffic Operations

50.  **Bernal Avenue Interchange**
The Bernal Avenue Interchange project is complete. The interchange project was funded with developer fees and the final pavement striping was installed in September of 2016 and included new green bike lanes, a new triple left turn from Bernal Avenue to northbound Valley Avenue and improved lane transitions in the eastbound direction.
51.  **Sunol Boulevard Interchange**
The Sunol Boulevard Interchange is in the Caltrans Right of Way, but operational improvements to local interchanges are always locally funded

projects (i.e., not funded through the State). The City will issue a request for proposals in early 2017 to complete a feasibility study which will be used to guide the preliminary engineering and design of the signalization of the interchange. Along with the signal design, an operational analysis including freeway merge operation and ramp metering efficiency will be completed with the feasibility study. The timeline for completion of the feasibility study is 6 months with the next phase of preliminary engineering and needed Caltrans and environmental documents anticipated to take approximately 18 months. Advertisement and construction anticipated in 2019.


52.  **Internally Illuminated Street Name Sign Replacement with LED**
The City's internally illuminated street name signs (IISNS) are becoming faded and require replacement. The City is in its second year of a 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 of 2016. Over 50 signs were replaced along Santa Rita Road near Downtown. The focus this year will continue to be on the most faded signs which are along several arterials in the City. This year's signs have been delivered and the installation will be completed over the next month.

53.  **Owens at Iron Horse Trail Crossing Modification**
This project modified the existing crosswalk to create a 2-stage crossing. Pedestrians now cross from one side of the roadway to the median then wait in the median for the signal to change to allow them to complete the crossing (in two separate stages). This design modifies the vehicular operation such that cars will only have to stop for pedestrians crossing their side of the roadway. The modification reduces the time from 30 seconds (crossing entire roadway) to two separate crossings, one around 14 seconds and the other around 19 seconds. This crossing time reduction reduces delay for vehicles. This project started on Tuesday January 18, 2017 and was completed in early February. The two-stage crossing has reduced the delay and the length of queueing of vehicles on Owens.


54.  **Stoneridge Signal Timing Update and Emergency Plans**
Stoneridge Drive is the longest corridor in the City, and has 22 traffic signals. While this is a heavily traveled corridor during both the morning and evening commute, relatively few vehicles travel the entire 22-signal route. As a result several sub groups of signal are created and potential coordination plans will be created through a Metropolitan Transportation Commission grant. In addition to the creation of signal timing plans, the grant will develop emergency timing plans that can be automatically implemented when emergency freeway closures occur. While it is not the intent for the Pleasanton circulation network to serve as a bypass to the I-


580 and I-680 freeway system, during emergency events it is important to have signal timing plans available that will continue to allow mobility as traffic is diverted.

Traffic Calming

55.  **The Preserve**
Staff received calls from concerned residents regarding speeding along Laurel Creek Drive between Stoneridge Drive and Dublin Canyon Road. As a result, Laurel Creek Drive was added to the list of streets to be evaluated for the City's Traffic Calming Program. In 2015, Laurel Creek Drive was identified as the street with the greatest need for traffic calming. A steering committee was created to develop a plan for the neighborhood.

The Plan was presented to and approved by City Council on November 15, 2016. The plan includes a right turn restriction (installed November 23) from Dublin Canyon on to Laurel Creek and two radar speed signs to provide a reminder to those using the roadway that the posted limit is 25 mph. Staff is conducting an after-implementation study to determine the effectiveness of the turn restriction signs and will make additional recommendations if the signs are not sufficient to limit cut through traffic.

56.  **Black Avenue**
In December 2013, City Council approved the Black Avenue traffic calming plan and funding for Phase 1, which included bulb-outs, crosswalks, roadway neckdowns, speed lump and various striping improvements. Phase 1 construction was completed in August 2015. Phase 2 will install bulb-outs at the intersection of Black Avenue and Greenwood Road. Bids for Phase 2 were opened in October of 2016, but the bids were significantly above the engineering estimate. All bids were rejected and Phase 2 will be packaged with the Citywide concrete project. This project is scheduled to begin construction in March 2017.

57.  **Junipero Street and Independence Drive**
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. In preparation for this meeting, staff collected speed, volume, and cut-through data along Junipero Street and Independence Drive. Staff held a neighborhood meeting in March 2016 to discuss the traffic calming program, neighborhood traffic issues and concerns, and the data collected, and then establish a neighborhood steering committee.

Staff and the steering committee met through the summer of 2016 and developed a traffic calming plan which includes traffic signal metering, radar speed signs, new crosswalks, speed reduction on Independence Drive and 5-6 speed lumps. Petitions are being circulated for the speed

lumps and upon completion of the signature collection staff will present it to City Council for approval.

Regional Projects

58.  **State Route 84**

There are two separate projects underway on State Route (SR) 84. The segment of SR 84 from Concannon Boulevard to Ruby Hill Drive is under construction and will widen the roadway from one lane in each direction to two lanes in each direction. This project is managed by Alameda County Transportation Commission and has an estimated project completion date of Fall 2017.

The segment of SR 84 from Pigeon Pass to I-680 is undergoing environmental review and preliminary engineering and design, which is expected to be completed in Winter 2017. Upon completion, the final design and right of way acquisition will begin and take approximately 2 years with construction to follow in 2020.

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.

A series of Project Scoping meetings were held in May of 2016 to receive public comments on the project. The Livermore, Sunol and Pleasanton scoping meetings were all well attended. The environmental work is continuing and is on schedule for the Winter 2017 completion.

59.  **BART to Livermore**

The San Francisco Bay Area Rapid Transit (BART) District is currently studying the extension of BART service to a new station within the I-580 median at Isabel Avenue. The project consists of a 4.8-mile extension of the BART rail line along I-580 from the existing Dublin/Pleasanton Station to a new station in the vicinity of the Isabel Avenue interchange.

BART is also evaluating three alternatives, which may be implemented in place of a full BART extension. These alternatives include a Diesel Multiple Unit or Electric Multiple Unit (DMU/EMU) alternative, which is a rail vehicle, but one that is not compatible with the BART rail design; an Express Bus alternative that would add a direct access ramp to the existing East Dublin Pleasanton BART Station; and an enhanced bus alternative that will look to improve the existing bus service to the Dublin/Pleasanton station.

BART will prepare a project-level Environmental Impact Report (EIR) for

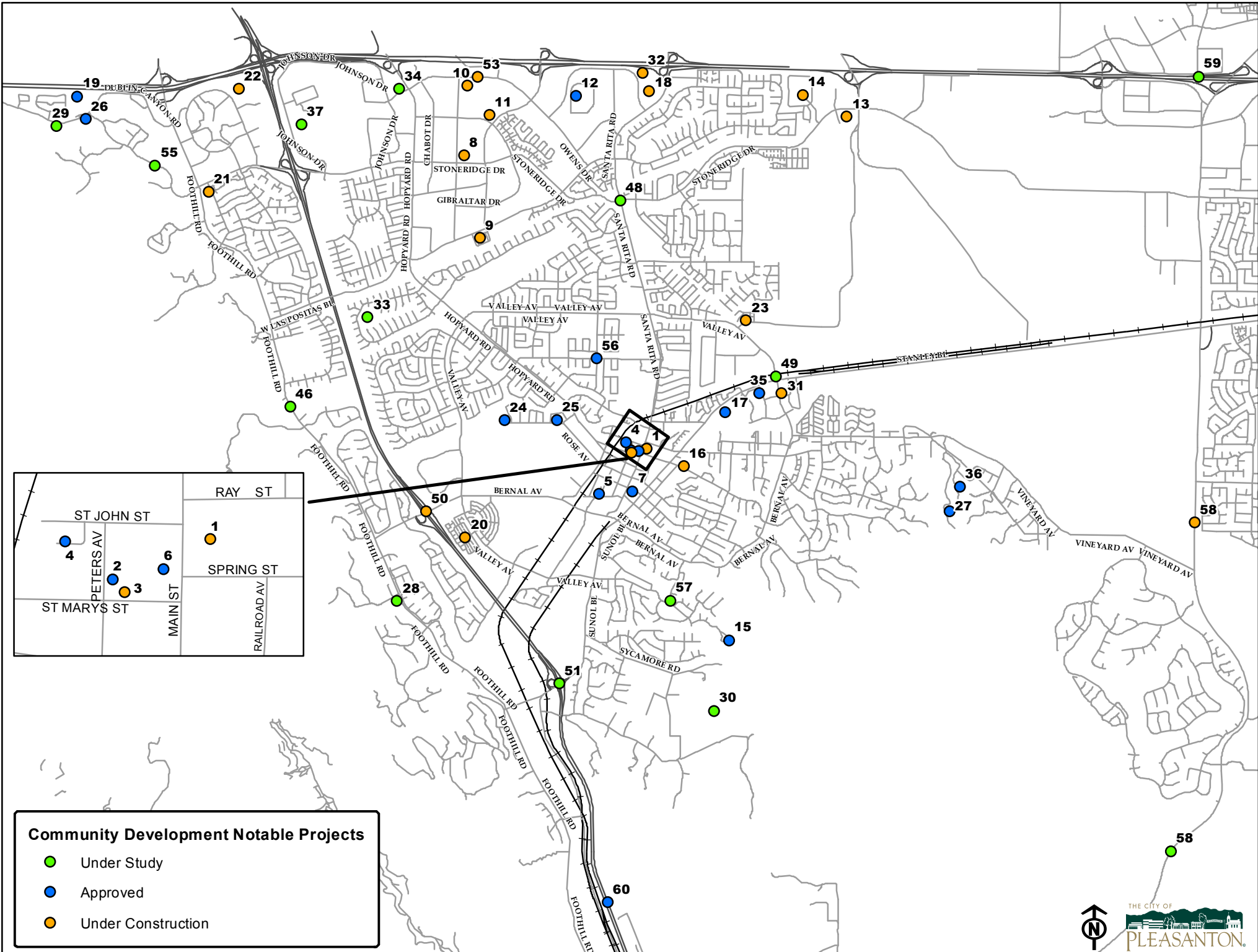
the extension project, which will evaluate the environmental impacts of these three alternatives, in addition to the extension of full BART service to Isabel Avenue. The EIR is expected to be released for public comment in mid 2017.

BART is currently updating the ridership forecasts and plans to share the ridership information with City Council in early 2017.

60. 

680 Northbound Express Lane

The 680 Northbound Express Lane project will result in the construction of a new 15-mile express lane from SR 237 in Milpitas to SR 84 in Sunol. In addition to this new express lane, the first phase of the project will also convert the southbound Express Lane to a continuous access lane. The environmental document was completed and adopted in the summer of 2015. The project will be designed and constructed in two phases. The first phase will include the construction of a 9-mile section from Auto Mall Parkway in Fremont to SR 84. The design of this first phase began in August 2015 and concluded in December 2016. Construction is anticipated from May 2017 through December 2018. There isn't a current timeline for Phase 2 of the project. Phase 1 is on scheduled to open in late 2018 or early 2019.



Community Development Notable Projects

- Under Study
- Approved
- Under Construction





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



09a

April 11, 2017

TITLE: OVERVIEW OF SCHOOL FACILITIES AND DEVELOPER FEES

RECOMMENDATION

Receive information regarding school facilities and its relation to developer's fees.

SUMMARY

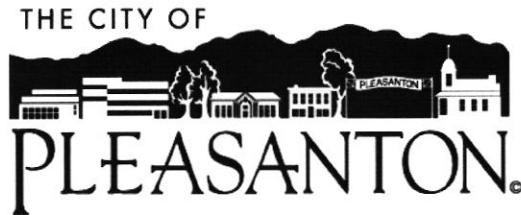
On the December 12, 2016 meeting of the Joint City of Pleasanton and Pleasanton Unified School District Liaison Committee, and at the request of the committee, a memorandum was presented by the City of Pleasanton Attorney that provided an overview and background of school facilities and their relation to developer's fees. The memorandum included information relating to the history of development fees and school facilities, an overview of Senate Bill 50, and information about CEQA and the City of Pleasanton General Plan.

Approved by:

Nelson Fialho
City Manager

Attachments:

1. 12/12/16 Developer fees memorandum



MEMORANDUM

Date: December 12, 2016

To: Joint City of Pleasanton and Pleasanton Unified School District Liaison Committee

From: Daniel G. Sodergren, City Attorney *Daniel G. Sodergren*

Subject: School Facilities

I. BACKGROUND AND SUMMARY

This memorandum outlines various aspects of school facilities including: fees; mitigation under CEQA; and General Plan provisions in the context of questions relating to the impact of new development on school facilities.

The state has preempted the field of school facility financing. State law contains a cap on the amount of fees a school district can levy against new development to fund construction or reconstruction of school facilities. These capped fees are the exclusive method of considering and mitigating impacts on school facilities that occur or might occur as the result of the approval of any development project.

The City may not deny or refuse to approve a development project (which involves a legislative or adjudicative act, or both) on the basis that school facilities are inadequate.

State law also makes clear that the City is not required to describe and analyze a development's impacts on school facilities and may not impose mitigation measures other than requiring payment of the adopted fee amounts.

Finally, while state law encourages coordination between cities and school districts related to planning for school siting, long range master planning for school sites is ultimately the responsibility of school districts.

II. SCHOOL FACILITIES FEES

A. Historical Context¹

Before the 1970's, school districts supported their activities mainly by levying ad valorem taxes on real property within their districts. In the early 1970's, in the wake of increased resistance throughout California to rising property taxes, local governments began the practice of imposing fees on developers to cover the costs of new schools made necessary by new housing based on their police powers under the California Constitution.

In 1977, the Legislature passed the School Facilities Act, which granted local governments specific legislative authorization to impose school facility impact fees. This Act, however, was somewhat limited. It did not authorize school districts to impose school impact fees themselves. Under the Act, school districts were authorized to make findings that their schools were overcrowded and there was no feasible method of reducing that condition. If the city concurred with such findings, it could impose a fee to provide only temporary classroom facilities.

In 1986, the Legislature substantially revised and expanded the School Facilities Act by authorizing the governing boards of the school districts themselves to impose school impact fees subject to certain limitations. It was at that time the Legislature made it clear that the state preempted the field of school fees and development requirements to the exclusion of all local measures.

Subsequent court decisions however, concluded that the limitations contained in the School Facilities Act only applied to adjudicative decisions of local governments, such as the issuance of subdivision maps and conditional use permits. Under these holdings, developers that were requesting legislative actions, such as general plan amendments or rezonings, were not protected by the provision that limited mitigation measures to the capped school facilities fees.

B. Senate Bill 50 ("SB 50")

In 1998, the Legislature passed the Leroy F. Green School Facilities Act of 1998, creating a framework for school funding that combined state bonds, local school district bonds, and developer fees. ((Ed. Code, § 17070.10 et seq.) ("SB 50").) As it relates to developer fees, SB 50 made at least three important changes in the law.

First, SB 50 contains a state-wide cap on the amount of fees, charges, dedication or other requirements which can be levied against new development to fund construction or reconstruction of school facilities. Three different levels of fees are authorized by SB 50.

Level 1 fees are applicable state-wide where the need for new school facilities is triggered by new development – these fees are capped at \$1.93 per square foot for residential development and \$.31 per

¹ For a more comprehensive background of the early legislative history of school facilities fees, see *Grupe Development Company v. the Superior Court of San Bernardino County* (1993) 4 Cal.4th 911.

square foot for commercial and industrial development, subject to annual inflation adjustments.² (Gov. Code, § 65995.)

Level II fees may only be imposed by a school district that:

- makes a timely application to the State Allocation Board (“Board”) for new construction funding and be determined by the Board to meet the eligibility requirements for new construction funding;
- has completed a School Facilities Needs Analysis; and
- satisfies at least two of the following four requirements: (1) has a “substantial enrollment” of its elementary school pupils on a multitrack year-round schedule; (3) has placed on the ballot in the previous four years a local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast; (2) has issued debt or incurred obligations for capital outlay in an amount equivalent to specified percentages of the district’s local bonding capacity; and (4) at least 20 percent of teaching stations within the district are relocatable classrooms.

(Gov. Code, §§ 65995.5 and 65995.6.)

Level III fees can only be imposed by school districts that have satisfied Level II requirements. In addition, Level III fees cannot be triggered until the Board determines and notifies the Legislature, that “state funds for new school facility construction are not available.” (Gov. Code, § 65995.7(a).) The statute provides that “state funds are not available if the State Allocation Board is no longer approving apportionments for new construction . . . due to a lack of funds available for new construction.” (*Id.*)³

The City may not issue a building permit until it receives certification from PUSD that its school mitigation fees and requirements have been complied with. (Ed. Code, § 17620(b).)

Second, SB 50 makes clear that the capped fee amounts are the exclusive method of considering and mitigating impacts on school facilities that occur or might occur as the result of any legislative or adjudicatory act. (Gov. Code, § 65996(a).) SB 50 also makes clear that a city may not deny or refuse to approve a development project (which involves a legislative or adjudicative act, or both) on the basis that school facilities are inadequate. (Gov. Code, § 65996(b).)

² The current amounts, adjusted for inflation are \$3.48 per square foot for residential development and \$.56 a square foot for commercial and industrial development. (For annual fee adjustment information see State Allocation Board webpage: <http://www.dgs.ca.gov/opsc/Resources/AnnualAdjustment.aspx>.) PUSD has established Level I fees by resolution. (PUSD Resolution No. 2014-15.28.)

³ Level III fees are intended to essentially replace matching funds from the state for new construction and modernization projects when state funding is not available. As a result, they roughly double Level II fees currently being collected by eligible school districts. For example, the Dublin Unified School District has established Level II fees of \$10.66 per square foot and Level III fees of \$21.32 per square foot. (Dublin Unified School District Resolution No. 2015-16-45.)

Finally, SB 50 provides that the capped fee amounts are also the exclusive method of mitigating school impacts for the purposes of the California Environmental Quality Act (“CEQA”). (Gov. Code, § 65996(b).)

C. *California Building Industry Association (“CBIA”) v. State Allocation Board*

In May of this year, for the first time, the State Allocation Board (“Board”) made a finding that state funds for new school construction are no longer available, and that the Board is no longer approving apportionments for new construction due to the lack of funds. Therefore, pursuant to provisions of SB 50 (discussed above), the Board authorized the imposition of Level III fees for eligible school districts.

The California Building Industry Association (“CBIA”) then brought a lawsuit against the Board, in an attempt to enjoin the Board from authorizing Level III fees. (*California Building Industry Association v. State Allocation Board* (Sacramento Superior Court Case No. 34-2016-80002356).) In the lawsuit, CBIA alleged that the Board incorrectly found that funds for new school construction are no longer available, pointing to other existing sources of school facility financing (including state funds dedicated to seismic improvements).⁴ The trial court rejected CBIA arguments, and upheld the findings of the Board. The CBIA filed an appeal of the trial court’s decision, which was denied by the Third District Court of Appeal on October 28, 2016. (Case No. C082812.)⁵

III. SCHOOL FACILITIES AND CEQA

As mentioned above, SB 50 amended Government Code section 65996 to provide in relevant part that the capped fee amounts “shall be the exclusive methods for considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act . . . involving [the approval of the] development of real property” (Gov. Code, § 65996(a).)

SB 50 also added the following language to Government Code section 65996:

(b) The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and, notwithstanding [Government Code] Section 65858 , or [CEQA], or any other provision of state or local law, a state or local agency may not deny or refuse to approve [the] development of real property . . . on the basis that school facilities are inadequate .

(c) For purposes of this section, ‘school facilities’ means any school-related consideration relating to a school district’s ability to accommodate enrollment.

⁴ The City of Dublin filed an amicus curiae (“friends of the court”) brief on behalf of the Board.

⁵ Notwithstanding this litigation, given the approval of the 9 billion dollar state school bond measure on the November 2016 ballot (Proposition 51), Level III fees will likely no longer be authorized once the Board begins to approve and fund apportionments.

(d) Nothing in this section shall be interpreted to limit or prohibit the ability of a local agency to mitigate the impacts of land use approvals other than on the need for school facilities, as defined in this section.

These provisions obviate the need for an EIR, and other CEQA documents, to contain a description and analysis of a development's impacts on school facilities and limit the ability of cities to impose mitigation measures other than requiring payment of the capped fee amounts. (*Chawanakee Unified School District v. County of Madera* (2011) 196 Cal.App.4th 1016, 1027.) However, a project's indirect impacts on parts of the physical environment that are not school facilities are not excused from being considered and mitigated. (*Id.* at p. 1028.) For example, a project's "... impact on traffic, even if that traffic is near a school facility and related to getting students to and from the facility, is not an impact 'on school facilities' for the purposes of Government Code section 65996, subdivision (a)," described above, and therefore, must be analyzed. (*Id.*) Similarly, impacts from construction of additional school facilities at an existing site (including dust and noise impacts) must be analyzed under CEQA. (*Id.* at p. 1029.)

IV. SCHOOL FACILITIES AND THE CITY OF PLEASANTON GENERAL PLAN

While state law encourages coordination between cities and school districts related to planning for school siting, long range master planning for school sites is ultimately the responsibility of school districts.

Under the state's Planning and Zoning Law, the City's Land Use Element of its General Plan must consider, among other things, the proposed general distribution and general location and extent of the uses of the land for education. (Gov. Code, § 65302; see General Plan, p. 2-24 [referencing the Land Use Map].) The Public Facilities and Community Programs Element of the City's General Plan also addresses schools and education. (See General Plan, p. 6-2 – 6-4 and 6-23 – 6-24.) Goal 4 of the Public Facilities and Community Programs Element provides as follows:

Goal 4: Promote lifelong learning.

Policy 7: Encourage and support high quality public and private educational facilities in Pleasanton and facilitate lifelong educational opportunities for all ages.

Program 7.1: Work with the School District to locate school sites to preserve the quality of life of existing and new neighborhoods.

Program 7.2: Encourage school enrollment sizes that maintain neighborhood character, provide facilities for specialized programs, and promote more personalized education. The current target is 600 students per school, 1,000 students at each middle school, and 2,000 students at each comprehensive

high school, with a 10 percent contingency planned for each site, subject to board discretion and financial considerations.⁶

Program 7.3: Partner with organizations that provide educational opportunities for all ages and interests.

Policy 8: Coordinate with the School District to maintain elementary schools within student walking distance whenever feasible and allow other community-related activities within these facilities.

Program 8.1: Partner with the School District and community groups to use schools as neighborhood centers. These neighborhood centers should offer a wide range of services and programs.

The state's Planning and Zoning Law also establishes notification requirements and a meet and confer procedure for long-range planning documents. Before the City takes action to adopt or substantially amend its General Plan, it must refer the proposal to PUSD. (Gov. Code, § 65352.2(b).) Before PUSD completes a school facility needs analysis, a master plan, or other long-range plan, it must notify the City. (Gov. Code, § 65352.2(c).) After such notification, either the City or PUSD may request a meeting to discuss various issues such as "methods of coordinating planning, design, and construction of new school facilities and school sites in coordination with the existing or planned infrastructure, general plan, and zoning designations of the city." (Gov. Code, 65352.2(d).)

In addition to these formal notification and meet and confer provisions, in Pleasanton, there is close coordination between the City Manager's Office, the Community Development Department, and PUSD related to land use planning and residential development on a day-to-day basis. The Community Development Department regularly sends proposed General Plan amendments and other land use changes to PUSD for review and works with PUSD to make sure that it is aware of ongoing and future residential development projects. The City also encourages developers to work closely with PUSD. Finally, the City has a School District Liaison Committee that coordinates with PUSD regularly about development and other issues that may impact PUSD's future planning and decision making to ensure that it can respond and adjust to new information that may impact school siting and infrastructure.

V. CONCLUSION

The state has preempted the field of school facility financing. Statutorily authorized fees are the exclusive method of considering and mitigating impacts on school facilities that occur or might occur as the result of the approval of any development project.

⁶ The second sentence of this Program was simply intended to be a statement of what the School District's enrollment size targets were at the time the General Plan was amended to include this Program, recognizing that they may change over time. This is clear from the language in the policy that the numbers reflected "the current target" and that they were "subject to board discretion and financial considerations." There is no requirement that the City amend its General Plan every time the School District receives new demographic data or amends its master plan. Additionally, as outlined above, the City may not rely on school enrollment size, or this Program, as a basis to deny a development project.

The City may not deny or refuse to approve a development project on the basis that school facilities are inadequate.

State law also makes clear that the City is not required to describe and analyze a development's impacts on school facilities and may not impose mitigation measures other than requiring payment of the capped fee amounts (except for mitigation measures for secondary effects, such as traffic).

Finally, while state law encourages coordination between cities and school districts related to planning for school siting, long range master planning for school sites is ultimately the responsibility of school districts.

cc: Rick Rubino, Superintendent
Nelson Fialho, City Manager



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



April 11, 2017

TITLE: DEVELOPER FEES

RECOMMENDATION

Receive information regarding the Pleasanton Unified School District's Developer Fees

SUMMARY

Government Code Section 66006 requires that school districts that collect statutory school facilities fees (developer fees) make an annual accounting of those fees available to the public within 180 days of the end of the fiscal year. The Capital Facilities Fund (Fund 25) accounts for the District's developer fees. The fees provide for school facilities necessitated by the growth in enrollment generated by new construction.

BACKGROUND

Annually, at a public board meeting in December, the District reports the fees collected from the prior year. The District also reports expenditures for the year. The schedule of fees is included in Attachment 1.

At year-end close for fiscal year 2015/16, the PUSD collected \$2.7M in developer fees. During the same year, expenditures included capital leases of \$0.2M and annual debt service payments for the 2010 Certificates of Participation of \$1.5M. A transfer of \$80K to the General Fund (Fund 01) for administrative fees was recorded. The detailed breakdown of expenditures is included in Attachment 2.

Respectfully submitted,

A handwritten signature in blue ink that reads "Micaela Ochoa".

Micaela Ochoa
Interim Superintendent

Attachments:

- 1 –Schedule of Developer Fees
- 2 –2015/16 Developer Fees Collected and Balances

**PLEASANTON UNIFIED SCHOOL DISTRICT
SUMMARY OF APPLICABLE SCHOOL MITIGATION AMOUNTS¹**

Please contact the Business Department with questions regarding the appropriate category or type of construction for your project.

Amounts shown are per square foot.

Residential Ownership	Residential Multi Family Rental		Residential Qualified Senior Housing	Mobile Home (newly installed)	Residential Addition ²	Replacement Construction	Commercial
	Affordable Housing	Market Rate					
Single Family							
\$7.50 ³	\$7.50 ³	\$3.36 ^{5,6}	\$4.50 ^{4,5}	\$7.50 ³	\$7.50 ³	\$7.50 ³	\$7.50 ³

Notes:

1. A Developer who previously signed the “Cooperative Fee Agreement,” or a Developer who previously signed a “Gift Fee Agreement” with the District, is subject to separate mitigation schedules established by those agreements. If this applies, please contact the Business Department for details.
2. For a Residential Addition, special rules apply.
3. This rate will increase to: (a) \$8.25 effective October 1, 2016; and (b) \$9.00 effective October 1, 2017.
4. This rate will increase to: (a) \$4.95 effective October 1, 2016; and (b) \$5.40 effective October 1, 2017.
5. If the form of ownership is converted, the higher mitigation amount will apply (e.g. a Residential Multi-Family Rental Affordable Housing unit converts to a Residential Multi-Family Rental Market Rate unit, or a Residential Multi-Family Rental Market Rate unit converts to a Multi-Family Ownership unit).
6. This rate set forth in this Summary of Applicable School Mitigation Amounts will be periodically recalculated for each calendar year, effective each January 1, based on inflationary adjustments by the State Allocation Board for that calendar year.

PLEASANTON UNIFIED SCHOOL DISTRICT		
CAPITAL FUNDS		
FY 2015-16 SUMMARY BY SITE		
		Capital Facilities
		Fund 25
REVENUES		
	Other State Revenue	
	Revenue Transfer from General Fund	
	Other Local	
	Interest	8,068
	Fees and Contracts	
	School Impact Fees	
	<i>Statutory</i>	1,540,765
	<i>Supplemental</i>	987,692
	<i>Commercial</i>	136,334
TOTAL REVENUES		2,672,859
EXPENDITURES		
	Alisal	
	Donlon	
	Fairlands	12,264
	Lydiksen	6,468
	Mohr	
	Valley View	13,302
	Vintage Hills	6,487
	Walnut Grove	
	Hart	22,995
	Harvest Park	16,852
	Pleasanton	
	Amador Valley	91,530
	Foothill	42,086
	Village/Horizon	
	Maintenance	
	Debt Service	1,542,239
TOTAL EXPENDITURES		1,754,223
	Excess (Deficiency) of Revenues	918,636
	over Expenditures	
OTHER FINANCING SOURCES/USES		
	Transfers In/Other Sources	
	Transfers Out/Other Uses	79,944
	TOTAL OTHER FINANCING SOURCES/USES	(79,944)
NET INCREASE (DECREASE) IN FUND BALANCE		838,692
	Beginning Balance, July 1, 2015	1,858,576
	Ending Balance, June 30, 2016	2,697,268
Components of Ending Fund Balance		
	Restricted	2,697,268