



MEMORANDUM

Date: February 12, 2016

To: Mayor and City Council
Boards and Commissions
City Employees

From: Nelson Fialho, City Manager

Subject: City Manager's Newsletter

I am pleased to present the relaunch of the City Manager's Newsletter which will be published the 2nd and 4th Friday of each month in an effort to keep you informed of current City projects, issues and activities, broad City efforts, as well as the ongoing work of City staff. My hope is that the information provided in this newsletter will engage and inform all levels of the City organization.

These are exciting times in the City of Pleasanton! It is encouraging to see the dedication and ongoing efforts of the City Council, Commissions and City Staff come to fruition in many of the projects and activities highlighted in this newsletter.

I am encouraged every day to be working with great leadership at all levels of the City and an engaged workforce who are responsive to the needs of the Community and strive together to make Pleasanton a wonderful place to live, work and play.

LIBRARY SPOTLIGHT

The library is launching *1,000 Books Before Kindergarten*, an early literacy initiative designed to encourage reading aloud to preschool age children on a regular basis and establish reading as an enjoyable family activity. The simple act of reading daily to a young child lays the foundation for literacy, is associated with higher language skills and interest in reading, and is essential to a child's development and readiness to learn. Grant funding will be used to give each child that registers for the program a re-usable book bag, reading logs, incentives and parent education materials. This initiative will be actively promoted at all regularly scheduled infant through preschool library programs as well as throughout the community. The library will be partnering with local agencies and community groups to take *1,000 Books Before Kindergarten* beyond the walls of the library and reach families who do not have a tradition of library attendance. For more information about the program, call the Children's Desk at (925)931-3400, extension 3.

POLICE SPOTLIGHT

The Pleasanton Police Department has recently integrated CrimeReports™, a crime mapping service, to its website. This service is provided free of charge to the Police Department and users. Users are able to search the crime statistics in multiple ways: by date, area, and crime type. They may also sign up for the “Create Alert/Update” option on the crime map. Statistics are provided to the CrimeReports™ service by the Pleasanton Police Department several times per week. To use the crime mapping service visit <http://pleasantonpd.com/>

COMMUNITY SERVICES SPOTLIGHT

For the past three years the Firehouse Arts Center has contracted with Pacific Coast Repertory Theater (PCRT) for theatrical productions. Three shows a year are produced and ticket sales continue to climb with each production. The current 2015/2016 Season is no exception. In the fall of 2015, PCRT produced South Pacific. Over a two week run (9 Shows in total), South Pacific was 88.69% sold and received a 72% extremely satisfied rating from visitors. Currently, Little Mermaid is showing in the Firehouse Arts Center and not only is it receiving great praise both from visitors and show critics but it is also the bestselling show to date at 96% sold. We are excited about the relationship with Pacific Coast Repertory Theater and look forward to continuing to bring amazing shows to the community.

HUMAN RESOURCES SPOTLIGHT

I would like to welcome and congratulate our new and newly promoted team members. I am confident they will find their careers with the City of Pleasanton to be challenging and rewarding! Since January 2015, 60 new employees have joined the City of Pleasanton, including 7 new Police Officers and 5 new Firefighters, along with key service staff in Operations Services (Maintenance and Utilities), Library, Community Services, Building Inspection, Housing, Engineering, Animal Services and Police Dispatch. Over the past year, the City experienced a number of retirements at the Executive Team level and has welcomed the following new Executive staff to our organization:

Tina Olson, Director of Finance

Ruben Torres, Fire Chief

Gerry Beaudin, Director of Community Development

Tracy Dunne, Community Relations Manager/Public Information Officer

Additionally 36 staff received promotions, including 2 Police Lieutenants, 4 Police Sergeants, a Fire Captain, Fire Engineer, and other management and supervisory staff across City departments. Among these promotions were the following Executive Team staff:

Brian Dolan, Assistant City Manager

Debra Gill, Director of Human Resources and Labor Relations

Allen Hammond, Director of Information Technology

Steve Kirkpatrick, Director of Engineering

Kathleen Yurchak, Director of Operations and Water Utilities

PLEASANTON LEADERSHIP ACADEMY

In August 2015, the Leadership Academy was re-launched as part of a Succession Planning Initiative. The program is designed to provide selected employees with valuable training and development opportunities in the areas of management and leadership. An Executive Team Committee reviewed 57 applications that were received and selected 25 candidates for the 2015-2016 Class. The Class represents a cross-section of the City organization, with employees from each department and bargaining unit participating, as well as a wide range of service tenure and classification levels.

The Academy provides an opportunity for professional development and covers a combination of the nuts and bolts of management and the essential skills and principals of leadership; providing employees with the tools necessary to be successful leaders in our organization. Academy sessions are led by a number of the City's Executive leaders, City staff, and instructors from outside the organization. The 2015-16 class graduate this June.

ASSESSMENT OF PARATRANSIT SERVICES

The City of Pleasanton's Paratransit Services and Livermore Valley Transportation Authority (LAVTA) are working collaboratively to assess Paratransit services in the Tri-Valley. Pleasanton Paratransit provides transportation for those who are disabled or are 70 years and older. The assessment will look for ways to increase productivity, collaboration, and innovative service delivery options in partnership with LAVTA. This study will take approximately 12 months to complete.

DEVELOPMENT IMPACT FEE UPDATE

In November 2015, the Development Impact Fee Update began; this initiative is being led by our Finance Department. The fees provide for new and existing development to each pay for their share of public facilities/improvements impacted by development; as residents, business and their employees create the need for and benefit from the availability of public services and infrastructure improvements.

Most of the City's current Development Impact Fees were last modified in 1998. The methodology for establishing these fees included reviewing: the City's 1996 General Plan; projects planned in the City's Public Facilities Master Plan; required park land to meet the community's needs; 1998 land values; and 1998 construction cost estimates.

Economic and Planning Systems (Finance Consulting Firm) was engaged to update of the Development Impact fees and have met with all of the City departments to identify infrastructure improvements and other capital projects that will mitigate the impact of future development. They are quantifying their estimated costs, and determining an equitable allocation of those costs to future development.

An advisory committee has been convened comprised of people representing business and development interest in Pleasanton that will help us determine what would be fair and equitable Development Impact Fees.

A draft Development Impact Fee Study Report will be ready for City Council to review by June 2016.

VETERANS MEMORIAL UPDATE

City staff with the assistance of Keller Mitchell & Associates (Landscape Architecture firm) and the Veteran's group worked together to complete design decisions for the Veteran's Memorial to be located in the Pleasanton Pioneer Cemetery. Construction documents are being prepared and the project will be ready to advertise for construction bid in late March. Construction is scheduled to begin June 1 with project completion targeted for Veteran's Day, November 11, 2016. This is a really significant project for our veterans' community; it will provide Pleasanton with a proper location to honor our armed forces, as well as former Pleasanton residents who sacrificed their lives for our nation.

CASTLERIDGE OPEN SPACE PROJECT AND EXPANDED PARKING AT ALVISO ADOBE COMMUNITY PARK

City staff has been working with the East Bay Regional Park District (EBRPD) to provide additional parking for the District's newly acquired access to Pleasanton Ridge via the Castleridge property near the Alviso Adobe Community Park. A draft Memorandum of Understanding has been prepared which outlines the conditions under which approximately 45 new parallel parking spaces would be added along Old Foothill Road, and a trailhead with bathrooms would be provided on City-owned property across Old Foothill Road from the Alviso Adobe. The agreement attempts to guide these improvements to provide minimal impact to nearby residences and the operation of the Alviso Adobe Community Park. It also strengthens the EBRPD commitment to build the Garms Staging area off of Foothill Road near West Las Positas Boulevard within five years. The draft MOU will be reviewed by the City of Pleasanton/EBRPD Liaison Committee in March of 2016 and is expected to be considered by the City Council and the EBRPD Board later in 2016.

BERNAL COMMUNITY PARK – PHASE 2

Work on the Oak Woodland Area is nearly complete and the site furnishings installation which will occur during the month of March. The El Nino Rains have been beneficial for the native grass germination but that herbicide spraying for undesirable broad leaf plants has not been possible. The work on the synthetic turf fields, plaza, and parking area has also begun but has been slowed by the rains. At this time we are negotiating a change order price to "mow" the broad leaf plants and non-native grasses so that they do not shade out the slower growing desirable native grasses. Our timeline for dedication of the park to the community may need to be delayed due to ongoing El Nino weather patterns. We'll provide more updates regarding the timeline in future newsletter updates.

BERNAL AVENUE/I-680 MONUMENT SIGN AND LANDSCAPING PROJECT

Irrigation mainline work is nearing completion and work began this week on digging the foundations for the new monument sign. Work should proceed quickly at this point with completion expected in April 2016. Upon completion of this project, Bernal Avenue from the Arroyo Bridge to Valley Avenue will be repaved later this summer; in total these improvements will really improve this major gateway into Pleasanton and set the bar for future gateway improvements at other locations within the City.

FIRE STATIONS #2 AND #3 BUILDING ASSESSMENTS

An architectural firm has been selected through an RFQ process and a scope of work and fee proposal is being developed to perform a condition assessment of Fire Stations 2 and 3. The condition assessment will be used to determine the best strategy for repair for some additional useful life of the

facility versus renovation to expect another 30 to 50 years of life. The scope of work will be presented to City Council on March 1, 2016 for consideration.

KOTTINGER PLACE REDEVELOPMENT

The Kottinger Gardens Project redevelops the Kottinger Place and Pleasanton Gardens senior housing developments into 185 units of affordable senior housing to be owned and operated by MidPen Housing. Phase 1 is underway with major milestones coming in March 2016; including the transfer of the property from the Pleasanton Housing Authority to the City, entry into a long-term ground lease with MidPen Housing, closing of the construction financing and the temporary relocation of existing Kottinger Place residents. A groundbreaking ceremony and construction are scheduled to begin in May 2016. For more information visit

<http://www.cityofpleasantonca.gov/resident/housing/seniors/kottinger.asp>

RECYCLED WATER PROJECT

The Recycled Water Project is a 17.4 million dollar recycled water distribution system infrastructure project, largely funded through the Clean Water State Revolving Fund and California Proposition 1 Water Bond of 2014. The project involves the installation of approximately ten miles of various sized pipeline in existing streets, mostly within the Hacienda Business Park and will replace and augment 1,300 acre feet per year (3 million gallons a day during peak demand) of existing potable water use with local recycled water for the use of large landscape irrigation.

Recycled water will be obtained from Dublin San Ramon Service District (DSRSD) and the City of Livermore. Flow control and metering/monitoring stations will be constructed to connect to their existing recycled water infrastructure; located near the DSRSD treatment plant in Pleasanton and the Outlet Mall in Livermore. The City's potable water storage tank, located on the hill east of Tassajara Road and North of Dublin Ranch in the City of Dublin, will be converted for recycled water use.

Over three miles of pipeline have been installed along with 40 service connection points along the line. The project is 30% complete and the contractor is now completing the connection point to receive the recycled water from DSRSD and City of Livermore and will begin the final flushing and pressure testing of the installed pipeline and services.

All of the customers along the new distribution system have been informed of the upcoming new recycled water service and have been requested to submit a recycled water permit application. Initial inspections of properties have begun for responding customers and coverage inspections and cross-connection inspections have also begun on properties with completed permit applications. Inspection emphasis is prioritized to those properties along the pipeline connection to the Ken Mercer Sports Park.

The Ken Mercer Sports Park is among one of the properties that has successfully passed cross-connection inspection. It is anticipated that the park will be the first customer for this new recycled water distribution system receiving irrigation water in March 2016 with all other customers coming on line over the following 12 to 18 months. The Project is on schedule to be completed in early November 2016.

AUTOMATED WATER METER INFRASTRUCTURE UPGRADE PROJECT

The City will be embarking on a new City-wide project that will change water meters and meter box lids to a compatible Advanced Metering Infrastructure (AMI) technology beginning in spring 2016 timeframe. A pilot study of five Advanced Metering Infrastructure (AMI) technologies was completed and the Aclara system was selected. The Aclara technology system was the only technology to provide 100% read accuracy with 100% read rate. Public outreach for the AMI Project will start early spring 2016. The technology will provide a robust "Customer Portal" application which will allow customers 24/7 near real time water consumption and billing information on their mobile device or computer. The Customer Portal will be installed and ready for testing and Water Meter replacements are expected to begin late spring with the first fully automated route reads to be tested in June. All testing should be completed by mid-July. Fully automated route reads will begin in waves as route meters are replaced. Meter change-outs should be finished by late fall at which time the AMI Project will be fully deployed. Funding for this project is provided through the CIP Fund and the existing Meter Replacement Program estimated at 6.6 million dollars. The source of funds for this project is the water enterprise fund (e.g. ratepayers).

OLD STANLEY BLVD. RESURFACING AND UTILITY UNDERGROUND PROJECT

A successful outreach to Old Stanley Blvd. residents regarding the design and what to expect during construction was conducted. Plans are now being refined and will soon be advertised for construction bid. This project is scheduled to begin summer 2016 with utility undergrounding, street, curb and gutter, sidewalk, street lighting, and minor landscaping will follow with completion expected by summer of 2017. During demolition component of construction it is anticipated that road will be closed to through traffic during the summer recess of 2016 with all other times during construction allowing two way through traffic.

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 proposed 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 will prepare a project-level Draft Environmental Impact Report (Draft EIR) for the Project. The EIR will evaluate the environmental impacts. The EIR is expected to be released for public comment in 2016. The BART to Livermore project currently has \$551 million of the estimated \$1.2 billion for design and construction.

AMADOR VALLEY HIGH SCHOOL TRAFFIC SIGNAL UPDATE

A new traffic signal will be installed on Santa Rita Road at the Amador High School Student parking lot this summer. The new signal will control both the middle and north driveway to improve access into and out of the student parking lot. The construction is scheduled to begin in May of 2016 (just prior to the end of the school year) with completion anticipated before the start of school, which is on August 15th. The existing pedestrian traffic signal located at the main entrance loop driveway will remain and the southern student parking lot exit will remain as an exit only and be controlled with the stop sign that is in place today.

COMMUNITY DEVELOPMENT UPDATE MEMO

The Community Development Department will be publishing a memo every 2 months outlining the progress of projects in various stages of development. The full memo is provided as an attachment to this newsletter. http://www.cityofpleasantonca.gov/community_development_update

Below are a few highlights

ZONING CODE UPDATE

The City is undertaking an update of the zoning code to improve the usability of the document and planning outcomes. The update will include the establishment of a Minor Conditional Use Permit process for uses that routinely require Conditional Use Permits and will simplify the list of permitted and conditionally permitted uses to reduce redundancy and make them current. Other objectives include incorporating longstanding interpretations, undertaking legal updates, and improving the overall readability and navigability of the code. The Planning Commission is expected to discuss the draft zoning code update in summer 2016.

- **WORKDAY CORPORATE HEADQUARTERS**

Workday is in the process of revising the already-approved site plan for its development center on Stoneridge Mall Road, adjacent to the West Dublin/Pleasanton BART Station. The new site plan will include a six-story, 410,000-square-foot office building, a 1,300-space parking garage, and landscaped areas. The project also includes a new Police Department facility, a new gateway to the City, and a promenade connecting the BART station to Stoneridge Mall Road, with enhanced bike and pedestrian access. Staff is working closely with Workday's design team on the plans, which will be considered by Council in the spring/summer of 2016.

- **JOHNSON DRIVE ECONOMIC DEVELOPMENT ZONE**

Staff continues to explore the viability of the Johnson Drive Economic Development Zone (EDZ), which is a proposal to spur investment in 40 acres along Johnson Drive near I-680 and Stoneridge Drive. The effort began in 2013 and City Council endorsed the concept in April 2014. The goal of the Johnson Drive EDZ is to transform the area into a thriving commercial corridor and create opportunities for new uses and services in the community while also generating new tax revenue to support City services and programs. As part of its evaluation of the EDZ, the City published a Draft Supplemental Environmental Impact Report (DSEIR) in July 2015, which analyzes the potential environmental effects of new development in the Johnson Drive Area. During two community meetings, a Planning Commission meeting, and the DSEIR review period, the City heard from many residents and business owners about their concerns regarding the EDZ. The City is now researching those issues and is undertaking a comprehensive economic study to better understand the costs and benefits of the EDZ. A joint Planning Commission/City Council work session is scheduled for April 2016. To read the DSEIR visit www.cityofpleasantonca.gov/JDEDZDSEIRSept2015

- **DOWNTOWN PARKING STUDY**

With the economy booming, more visitors are flocking to Downtown while new businesses are opening up. As a result of this increased activity, finding a parking space during “peak” periods

can be difficult. To address this issue the City Council asked staff to develop a downtown parking strategy and implementation plan. The plan will take a multi-pronged approach to making better use of our existing parking spaces and increasing the supply of available parking while ensuring a lively, pedestrian-friendly downtown. It will allow the City to choose from a menu of next steps that may include enhanced wayfinding to existing but underutilized parking spaces, better pedestrian connections between the commercial core and outlying parking areas, the provision of new parking spaces where opportunities exist, ways to ensure regular turnover of parking spaces in the busiest locations, and alternative means of traveling to/from and within downtown without a car. The plan is anticipated to be released in the summer of 2016.

I hope you enjoyed reading about just a few of the things happening in Pleasanton. If you have any questions please feel free to contact me at nfialho@cityofpleasantonca.gov or (925) 931-5002.

Nelson Fialho
City Manager