

FY 2025/26 and 2026/27 Project Prioritization List

Attachment 1

No.	Prioritization Category	Project Name	Project Description	Lead Dept	Resources (Low/High)
1	1 - Must Do	BART Station Concept Plan for Housing	Prepare a concept plan for the East Dublin-Pleasanton BART station for future redevelopment as high density housing, consistent with the Housing Element.	CEDD	Low
2	1 - Must Do	Bicycle and Pedestrian Master Plan Update	Update to reflect recent developments, community needs, and best practices, including improvements near high-use areas (downtown, regional transit, schools).	CEDD	High
3	1 - Must Do	Housing Element – Additional Residential Rezones	Rezone three commercial properties (with CEQA review) for housing to meet No Net Loss requirements and the terms of the HAC Agreement.	CEDD	Low
4	1 - Must Do	Streamlining Permit Process	Amend the municipal code and improve processes to simplify permitting, reduce delays, streamline design review and support business and retail attraction.	CEDD	Low
5	1 - Must Do	East Pleasanton Planning and Policy	Process East Pleasanton applications, adopt an updated General Plan vision and policies, and explore an Infrastructure Financing/Community Facilities District.	CEDD	Low
6	1 - Must Do	LPFD/ State Water Resources Control Board Investigation	Continue to coordinate with State Water Board on PFAS source investigation at LPFD sites in Pleasanton.	CMO	Low
7	1 - Must Do	Organizational Assessment	Evaluate operational effectiveness, resource allocation, and strategic alignment of critical municipal departments.	CMO	High
8	1 - Must Do	Eliminate Central Services Division (Budget Implementation)	Remove centralized delivery of office supplies and on-site print shop services previously provided by Central Services.	CMO	Low
9	1 - Must Do	Explore Potential Ballot/Revenue Measure Options	Explore revenue options to address the City's structural deficit and fund aging infrastructure needs , including potential revenue-generating ballot measures..	FIN	Low
10	1 - Must Do	Implementation and Financing for Water Infrastructure	Debt financing is needed to support the capital projects identified in the Water System Management Plan (WSMP). The 2025 water rate study identified the need for debt financing along with rate increases (WSMP - 20-year Water CIP - \$35M bond).	FIN	High
11	1 - Must Do	Labor Negotiations	Complete negotiation of current and upcoming labor agreements over the next two fiscal years.	HR	High
12	1 - Must Do	Library and Recreation Restructure (Budget Implementation)	Implement budgetary decisions, including reduce library hours and programs, restructure recreation divisions, develop rental model for adult sports leagues, and modify contracts with vendors.	LR	High
13	1 - Must Do	Commission and Committee Restructure	Create a City Council Ad-Hoc Subcommittee to review the City's Commission/Committee structure based on the recently adopted budget, which includes reductions to staffing, programs, and services.	LR	Low
14	1 - Must Do	Complete Asset Management Plan	Complete the plan to inform capital improvement projects (CIP), repair and replacement (R&R) programs, and operational needs.	PW	High
15	1 - Must Do	Implement Next Phase of Garbage Franchise Agreement	Manage the next phase of the City's waste and recycling franchise agreement, scheduled to expire on June 30, 2029 to meet the city's solids waste needs.	PW	High
16	1 - Must Do	Sewer System Plan and Rate Update	The State Water Resources Control Board requiring agencies to prevent sewage spills, comply with federal and state discharge prohibitions, follow monitoring and reporting requirements, and implement a Sewer System Management Plan (SSMP).	PW	High
17	1 - Must Do	Implementation and Enforcement of State Required Lead and Copper Regulations	This is a federal mandated program designed to minimize lead and copper in drinking water by the Environmental Protection Agency (EPA).	PW	High
18	1 - Must Do	Development of Sewer Pipe Blockage Control Program	The Sewer Pipe Blockage Control Program is responsible for preventing fats, oils, and grease (FOG)related sanitary sewer overflows. Sanitary Sewer Overflow (SSOs) as required by the State Water Resources Control Board (State Water Board).	PW	High

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19	1 - Must Do	Implementation of Cross-Connection Control Program	The state-mandated Cross Connections and Water Pollution Control Program is responsible for inspecting industrial, commercial, and medical facilities to ensure that no hazardous conditions exist between plant equipment, process waters, plumbing fixtures and the potable water system.	PW	High
20	1 - Must Do	State Required SB1383 Waste and Recycling Regulations - Implementation	This is a state-mandated program that requires the City to implement and enforce SB 1383 regulations aimed at reducing organic waste disposal in landfills. The program focuses on diverting food waste and other organics from the waste stream to reduce greenhouse gas emissions.	PW	High
21	1 - Must Do	Water Supply Alternative /Wells/PFAS	The City partnered with Zone 7 water agency on a joint groundwater facilities project in the Bernal subbasin. This effort aims to lower wholesale water costs, improve water supply reliability, and reduce future regulatory compliance risks.	PW	High
22	1 - Must Do	Update Special District Rates for Landscape Maintenance District	As required by the Landscaping and Lighting Act of 1972, the City must levy an annual assessment on all parcels benefited by its Landscape Maintenance District.	PW	Low
23	1 - Must Do	Fire Alarm System Upgrade at All City Facilities	This project involves upgrading the fire alarm systems at City facilities to meet code requirements during power outages.	PW	Low
24	2 - Committed Priority	Stoneridge Mall Master Plan	Continue collaborative efforts with Stoneridge Mall owners to advance a Master Plan or similar comprehensive land use plan for the Mall.	CEDD	Low
25	2 - Committed Priority	Update Development Services Fees (CEDD and Engineering)	Analyze and update development services fees for Planning, Building and Public Works Engineering to improve cost recovery for development applications/review.	CEDD	Low
26	2 - Committed Priority	Retail Attraction Strategy	This strategy focuses on attracting and retaining desirable retail businesses to strengthen the local economy. It includes providing a business concierge service to navigating city processes, streamlining permits to ensure an efficient and business-friendly environment.	CEDD	Low
27	2 - Committed Priority	Staples Ranch and Zahari Site Activation/Use	Explore public-private partnerships for regional sports facility at Staples Ranch Community Park site and rezone of Zahari property.	CEDD	Low
28	2 - Committed Priority	Transportation Safety Action Plan	The Plan will evaluate the City roadways and collisions to create a safety based action plan to address improvements needed along the high incident corridors to improve safety.	CEDD	High
29	2 - Committed Priority	Implement BELONG Pleasanton - Employer of Choice	Advance organizational culture through BELONG (Building Equity, Leadership, Opportunity, Nurturing, and Growth) initiative by implementing training, support protocols, and inclusion strategies. Focus on workforce engagement, retention, and positioning Pleasanton as a top Bay Area employer.	CMO	High
30	2 - Committed Priority	Update Citywide Records Retention and Disposition Policy	Update the citywide records retention schedule for citywide records to align with current law.	CMO	High
31	2 - Committed Priority	Develop Communications Foundation Documents	Create foundational documents that help staff maintain a consistent voice; streamline requests for communications and align work with Council priorities	CMO	Low
32	2 - Committed Priority	Final Phase of Website Migration	Coordinate with City departments to update and finalize remaining webpages from new site development to effectively and efficiently keep the community informed about City projects	CMO	Low
33	2 - Committed Priority	Master Fee Study and Master Fee Schedule Updates/User Fees	Conduct a citywide fee study to adjust fees where necessary.	FIN	High
34	2 - Committed Priority	Pension Strategy	Develop a funding policy reflecting strategies to pay down unfunded liability and achieve long-term savings.	FIN	Low
35	2 - Committed Priority	Develop and Implement Citywide Employee Safety Program	Develop and implement comprehensive employee safety program including regular safety drills, emergency procedures, safety training protocols, and communication systems.	HR	High

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36	2 - Committed Priority	LPFD Strategic Planning	Update Strategic Plan for FY26-FY31. Update with significant input from LPFD's Community Risk Assessment (CRA).	LPFD	Low
37	2 - Committed Priority	LPFD/County Ambulance/Emergency Medical Service (EMS) Delivery Model	Alameda County has authority over EMS transport in Pleasanton and intends to make significant changes to the current model that will include changes that impact the LPFD requiring implementation.	LPFD	High
38	2 - Committed Priority	Electrical Fleet Replacement Programs	This is a state mandated program. By January 1, 2027, 100% of all City vehicle purchases must be zero-emissions.	PW	High
39	2 - Committed Priority	Americans with Disabilities Act (ADA) Transition Plan	This state mandated program required by the Americans with Disabilities Act (ADA) that outlines how a public entity make facilities and programs accessible to people with disabilities. It details the process of identifying barriers to accessibility and developing a plan to remove those barriers.	PW	Low
40	2 - Committed Priority	Non-functional Turf Ban Implementation and Non-functional Turf Conversion	This project aims to assist private property owners to comply with this regulation by converting non-functional turf to mulch or drought-tolerant plantings. Convert 2.4 acres of non-functional turf across 11 locations within the City to mulch or drought-tolerant plantings.	PW	Low
41	2 - Committed Priority	State Water Regulations/Conservation as a Way of Life	This state-mandated program sets long-term water efficiency goals to promote sustainable water use across communities. It supports ongoing conservation practices to help California adapt to water challenges and reduce reliance on emergency drought measures.	PW	Low
42	2 - Committed Priority	Storm Water Master Plan	This project will develop a management plan in December 2026, that includes short and long-term recommended projects, programs, and actions to ensure the storm drain system continues to meet desired service levels.	PW	Low
43	2 - Committed Priority	Facilities Master Plan	This is a comprehensive plan that evaluate option for future space planning, as well as siting and feasibility analysis associated with certain major facilities needed for City operations.	PW	Low
44	2 - Committed Priority	Comprehensive Facility and Infrastructure Upgrades - Energy Upgrades	Plan an engery upgrade to facilities and infrastructure to achieve long-term cost savings, reduce greenhouse gas emissions, increase facility resilience and upgrade/modernize facilities and replace assets at end of life.	PW	Low
45	3 - Strategic Pipeline	Pleasanton Community Academy (PCA)	The Pleasanton Community Academy is a free 6 month program that educates residents about City operations and services across all departments. PCA has been in operation for two years and has graduated over 50 community members.	CMO	High
46	3 - Strategic Pipeline	Climate Action Plan (CAP) 2.0 Implementation	Implementation to include supporting facility upgrades, fleet electrification, and EV charger installation. Launch a Sustainability Awards program and update the Municipal Code to require bicycle amenities for certain new developments.	CEDD	High
47	3 - Strategic Pipeline	Analyze Railroad Quiet Zone	Evaluate the feasibility and requirements for establishing a Railroad Quiet Zone in Pleasanton, including all four of the City's at-grade rail crossings.	CEDD	Low
48	3 - Strategic Pipeline	Affordable Housing Project Program	Advance a program to develop City-supported affordable housing.	CEDD	High
49	3 - Strategic Pipeline	Community Benefit Program	Adopt a process to evaluate discretionary requests for residential re-zoning/up-zoning and develop structured menu of community benefits available in exchange for discretionary land use modification/upzoning, to replace negotiated benefits approach.	CEDD	High
50	3 - Strategic Pipeline	General Plan Update	A comprehensively update the 2005 General Plan.	CEDD	High

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51	3 - Strategic Pipeline	Downtown Specific Plan Updates	Identify strategic updates to the Downtown Specific Plan to reduce permitting barriers and encourage new investment with focused amendments and permit streamlining.	CEDD	High
52	3 - Strategic Pipeline	Land Use Planning and Amendments for Stoneridge Mall Periphery	Expand planning for Stoneridge Mall core to encompass all properties in mall periphery, including consideration of new locations for Fire Station 2.	CEDD	High
53	3 - Strategic Pipeline	Urban Growth Boundary Amendments East Pleasanton	Initiate City Council or Voter-Approved Amendments to the Urban Growth Boundary (UGB) if determined appropriate based on East Pleasanton Policy Framework process.	CEDD	Low
54	3 - Strategic Pipeline	Bernal Community Park - Specific Plan Amendment	Study alternative land uses for Bernal Community Park, and initiate Specific Plan Amendment, including voter approval of alternatives if needed.	CEDD	High
55	3 - Strategic Pipeline	Enhance Internal Coordination on Communications (#YourCityAtWork)	Build stronger internal awareness around what makes a good story and how to share it. Work with departments to identify and elevate stories that demonstrate the value of City services and the positive impact of staff efforts.	CMO	Low
56	3 - Strategic Pipeline	Develop Organizational Key Performance Indicators (KPIs)	Develop and implement a comprehensive performance management system to track KPIs citywide. Provide ongoing performance monitoring that drives organizational effectiveness.	CMO	High
57	3 - Strategic Pipeline	Cellular Lease Revenue Program Development	Develop a framework to generate revenue from cellular installations on city-owned properties, reversing the previous policy of declining all carrier requests. Initial focus at water facilities and city properties, with potential to generate \$200,000-\$500,000 annually within 2-3 years.	CMO	High
58	3 - Strategic Pipeline	Develop Communications Strategic Plan	Develop a Strategic Communication Plan to enhance community engagement and build public trust. Provide a unified framework to ensure delivery of consistent, transparent, and effective communication with residents, businesses, and stakeholders.	CMO	Low
59	3 - Strategic Pipeline	Human Services Program Reorganization and Unhoused Services Framework Development	Conduct an assessment of human services and unhoused services programs to determine optimal organizational structure and staffing needs. Develop a unhoused services framework.	CMO	High
60	3 - Strategic Pipeline	Strategic Initiatives & Innovation Pilot Program	Establish a strategic initiatives function within the City Manager's Office to identify and implement cost-saving innovations, revenue enhancements, and service improvements like cross-departmental innovation projects, pursue grant opportunities, and pilot data-driven solutions.	CMO	High
61	3 - Strategic Pipeline	Grant Strategy & Pursuit Program Development	Develop and implement a comprehensive grant strategy including establishing on-call grant writing services through RFQ process. Create internal grant coordination structure, tracking systems, and match funding protocols.	CMO	High
62	3 - Strategic Pipeline	Finance Policy Update - Fee Policy	Update the fee policy to ensure that fees are fair and equitable and meet the City's cost recovery goals.	FIN	Low
63	3 - Strategic Pipeline	Organizational Training & Development	Develop training programs to support staff development, deliver on-going training on topics such as supervisory skills, leadership development, communications, etc.	HR	Low
64	3 - Strategic Pipeline	Technology Strategic Plan	Draft a three to five year IT plan to set guiding principles, governance structures, funding strategies, and measurable KPIs for cybersecurity, digital services, data analytics, and infrastructure modernization, and staff resources evaluation.	IT	High
65	3 - Strategic Pipeline	LPFD JPA Shared Services Transfer	Transition finance and payroll services to Pleasanton. Currently, Livermore provides payroll and finance services. Pleasanton would be providing all services to LPFD with these transfers.	LPFD	Low
66	3 - Strategic Pipeline	Funding for Dolores Bengtson Aquatic Center (DBAC)	Begin funding discussions for the 50 meter pool at Dolores Bengston Aquatic Center.	LR	Low

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67	3 - Strategic Pipeline	Update Special District Rates - Geologic Hazard Abatement Districts (GHAD)	Geologic Hazard Abatement Districts (GHADs) are property tax assessment districts formed to fund monitoring, maintenance, and repair of open space hillsides and related storm drainage infrastructure within neighborhoods subject to landslides or other unexpected geologic movement.	PW	Low
68	3 - Strategic Pipeline	PUSD Maintenance Operations and Transportation (MOT) Discussion	Continue discussions around a co-location with Pleasanton Unified School District (PUSD) for maintenance facilities.	PW	Low
69	4 - Deferred	Study for Strategic Disposition of City Assets/Land	Identify surplus City land, facilities and assets, and develop strategy for their disposition.	CEDD	High
70	4 - Deferred	Downtown Parking Strategy Update/ Downtown Parking Garage	Update baseline data in 2017 Downtown Parking Strategy and re-assess the menu of parking supply strategies, including a City parking garage with expert support.	CEDD	Low
71	4 - Deferred	Sign Ordinance Update	Comprehensively update the Signs Chapter of the Pleasanton Municipal Code (PMC).	CEDD	Low
72	4 - Deferred	Historic Preservation Strategies	Study options and implement code amendments and other strategies (e.g. PMC Amendments, Historic District Designation, Mills Act) as appropriate.	CEDD	Low
73	4 - Deferred	Investigate New Allowable Land Uses	Study potential Pleasanton Municipal Code (PMC) amendments to allow for potential business and revenue enhancing uses, currently not allowed, to establish in Pleasanton (e.g. Card rooms, cannabis-related businesses, short-term rentals).	CEDD	Low
74	4 - Deferred	Annexation of Various Areas	Determining if annexation of areas like the Remen Tract, Happy Valley, Castlewood, Lester should be brought into the City's official boundaries.	CEDD	High
75	4 - Deferred	New Emergency Operations Center (EOC)/Department Operations Center (DOC) Training Center	Plan, design, and construct a dedicated Emergency Operations Center with integrated Department Operations Center and training facilities. Includes site selection analysis and facility design to support emergency response and training activities.	CMO	High
76	4 - Deferred	Community Survey	The community survey is a comprehensive, statistically valid data collection tool designed to gather resident feedback on municipal services, priorities, and overall satisfaction with city operations.	CMO	Low
77	4 - Deferred	2026 Semi-Quincentennial Celebration	Coordination of Pleasanton's 250th anniversary celebration in 2026 through partnerships with local service organizations.	CMO	Low
78	4 - Deferred	Short-term Rental Ordinance (TOT)	Explore the possibility of developing a short-term rental ordinance to collect transient occupancy tax (hotel tax).	FIN	Low
79	4 - Deferred	Fiber Master Plan	Develop a city-wide fiber-optic blueprint that pinpoints current gaps, forecasts future bandwidth demand, and outlines phased build-out options.	IT	High
80	4 - Deferred	First Responder Fees	Exploration of revenue opportunities for Livermore Pleasanton Fire Department (LPFD) services including paramedic first responder fees, insurance coverage of some fire response costs and/or a property tax.	LPFD	Low
81	4 - Deferred	City-Wide Access Control System/ Replacement and Security Integration	Replace legacy door-access and alarm systems across all municipal facilities with a single, centrally managed access-control and physical-security platform.	PW	High
82	4 - Deferred	Relocation of Firearm Training Range and Other Training Centers - 3333 Busch Road	The Police Department firearm training range facility and the Livermore-Pleasanton Fire Department training center need renovation. With housing developments planned in the area relocation is needed to meet state regulations that will better meet operational needs.	PW	Low