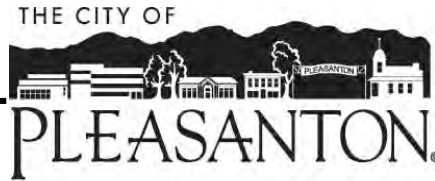


**Appendix A:
Notice of Preparation and Public Comment Letters**

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City of Pleasanton

**Notice of Program EIR Preparation and Notice of Program EIR Public Scoping Meeting
City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program EIR**

Date: April 6, 2022

To: State Clearinghouse and Interested Public Agencies, Organizations, and Parties

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting

The City of Pleasanton (City), located in the eastern San Francisco Bay Area (see Exhibit 1) will be the Lead Agency in preparing and evaluating the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update). To support the Housing Element Update, the City has identified a total of 25 sites for potential rezoning (see Table 1 and Exhibit 2).

The City will prepare the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Environmental Impact Report (Program EIR). The Program EIR will focus on the sites identified in the Housing Element Update that could potentially be rezoned for residential uses (referred to herein as the “potential sites for rezoning” or “rezoning sites”). The project description, location, and potential environmental effects are described below.

The City is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the Program EIR, and the environmental issues and alternatives to be addressed in the Program EIR. Public agencies may need to use the Program EIR when considering permitting or other approvals that are germane to the agencies’ responsibilities in connection with the Housing Element Update.

Because of time limits mandated by State law, responses must be sent at the earliest possible date, but not later than the close of the Program EIR public scoping period, which runs as follows: Wednesday, April 6, 2022, through Thursday, May 5, 2022. Commenters are also encouraged to attend the Program EIR public scoping session to be held as part of the City of Pleasanton Planning Commission meeting on Wednesday, April 13, 2022, at 7:00 p.m. This hearing will be held virtually. Interested parties should visit the Pleasanton Planning Commission web page to confirm the meeting, time, date, and instructions on joining the meeting: <http://www.cityofpleasantonca.gov/gov/depts/cd/planning/commission/default.asp>

Please send written comments to the City of Pleasanton at the address shown below. Email is the preferred method of communication. If you wish to be placed on the notification list for this project, or if you have any questions or need additional information, please contact the project manager for this effort, Megan Campbell, with contact information below. Public agencies providing comments are requested to include a contact person for their respective agency.

Megan Campbell, Associate Planner
City of Pleasanton
Community Development Department
Post Office Box 520
Pleasanton, CA 94566
Phone: (925) 931-5610
Email: mcampbell@cityofpleasantonca.gov

CITY OF PLEASANTON 2023-2031 (6TH CYCLE) HOUSING ELEMENT UPDATE PROGRAM EIR

Project Location and Setting

Pleasanton is in Alameda County, California, one of the nine Bay Area counties bordering the San Francisco Bay (Exhibit 1) and is generally bound to the west by Pleasanton Ridgeland; to the north by Interstate 580 (I-580) and the City of Dublin; to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore; and to the south by the San Francisco Water Department lands and other ridgeland. I-680 runs north to south and bisects the western portion of the city.

The Pleasanton Sphere of Influence (SOI), which signifies the probable ultimate physical boundary and service area, includes 42.2 square miles (27,200 acres). The SOI has been adopted by the Alameda County Local Agency Formation Commission (LAFCo). The SOI includes lands incorporated within the City of Pleasanton's city limit lines and unincorporated land, over which Alameda County has zoning and land use authority.

City staff has identified a total of 25 sites for potential rezoning, listed in Table 1 and in Exhibit 2. All these sites, aside from Sites 1 and 22, are located within the incorporated area. Site 22 is located just outside of City of Pleasanton's limit line, but within the SOI and Urban Growth Boundary (UGB). Site 1 is also located just outside of city limits, however the western half of Site 1 is located just outside the UGB (Exhibit 3). The Program EIR focuses on the sites identified in the Housing Element Update that could potentially be zoned for residential use (referred to herein as the "potential sites for rezoning" or "rezoning sites").

Table 1: Potential Sites for Rezoning

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)		Maximum Capacity
1	Lester	Low	941 250000200, 941 250000300, 941 260000206, 941 270000200, 941 130800700.	Vacant	LDR, A, PHS	Prezoned–A, LDR Unincorporated Alameda County	10807 and 11033 Dublin Canyon Road	128.5	12.9	2	2	31
2	Stoneridge Shopping Center (Mall)	High	941 120109200, 941 120109500, 941 120109403, 941 120102800, 941 120102900, 941 120103106.	Underutilized–parking lot	C, MU	CR-(m) District and PUD-MU District	1008, 1300, 1400, 1500, 1600, and 1700 Stoneridge Mall Road	64.82	18	50	80	1,440
3	PUSD–Donlon	Low	941 130800700	Vacant–surplus portion of Donlon School site	PI	R-1-65 District	4150 Dorman Road	19	5.5	5	5	28
4	Owens (Motel 6 and Tommy T)	High	941 130101303, 941 130104701.	Underutilized–two parcels; currently developed with commercial uses (hotel and restaurant) and parking	C	C-F District	5102-5102 Hopyard Road	2.36	2.36	30	40	94
5	Laborer Council	High	941 277103300	Underutilized–developed with existing office building and parking	MU, BP	PUD-I/C-O District	4780 Chabot Drive	1.39	1.36	30	40	54
6	Signature Center	High	941 130105700, 941 130105800, 941 130105900, 941 130106001.	Underutilized–developed with existing office buildings and parking structure	BP	PUD-I/C-O District	4900-5000 Hopyard Road	14.38	11	30	40	440
7	Hacienda Terrace	High	941 276100403	Underutilized–Developed with existing office building; housing site is two-acre portion of existing parking lot	MU, BP	PUD-I/C-O District	4309 Hacienda Drive	16.37	2	30	40	80
8	Muslim Community Center	Medium	941 276201301	Underutilized–developed with existing office building	MU, BP	PUD-I/C-O District	5724 W Las Positas Boulevard	5	5	15	25	125

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)		Maximum Capacity
9	Metro 580	High	941 277900900	Underutilized—developed with existing commercial/retail uses (Kohl’s, Party City) and parking; housing site is the five-acre portion of excess parking	MU, BP	PUD-I/C-O District	4515-4575 Rosewood Drive	15.52	5	45	75	375
11	Old Santa Rita Area	High	941 283000200, 941 283000300, 941 283000400, 941 283000500, 941 283000600, 941 283000700, 941 283000800, 941 283002800, 941 283002900, 946 110000203, 946 110000300, 946 110000500, 946 110000600, 946 110000800, 946 110000900, 946 110001100, 946 110001200, 946 110001402, 946 110001701, 946 110002900, 946 110003000, 946 110003103, 946 320000205.	Underutilized—approximately 20 parcels, developed with a variety of low-intensity service commercial and light industrial uses	C	C-S, PUD-C-O, PUD-O, PUD-C-S, PUD-C, PUD-C-C	3534-3956 Old Santa Rita Road	21.85	21.85	30	60	1,311
12	Pimlico Area (North side)	High	946 110103102, 946 11010200, 946 11010604.	Underutilized—developed with existing commercial uses (car wash, car rental)	C	PUD-C District and C-F District	4003-4011 Pimlico Drive	2.12	2.12	30	40	85
14	St. Elizabeth Seton	Medium	946 455001704	Vacant—adjacent to 4001 Stoneridge Drive	MDR	A District	4001 Stoneridge Drive	2.85	2.85	12	18	51

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)		Maximum Capacity
15	Rheem Drive Area (southwest side)	Low/Medium	946-455000700, 946-455000800, 946-455001001, 946-455001100, 946-455001200, 946-455001300, 946-455001400, 946-455002700, 946-455002800, 946-455002900, 946-455003000, 946-455003100.	Underutilized—Eleven parcels, developed with light industrial/service commercial uses	I	PUD-I District	2110-2182 Rheem Drive	9.77	9.77	8	14	137
16	Tri-Valley Inn	Medium	946 329500104	Underutilized—34-room motel and surface parking	C	C-F District	2025 Santa Rita Road	2.47	2.47	15	25	62
18	Valley Plaza	High	946 329500900, 946 32950202, 946 32950306, 946 32950600, 946 32950700, 946 329501000, 946 32950100, 946 32950200, 946 32950300.	Underutilized—eight parcels under separate ownership; developed with multi-tenant commercial center, stand-alone fast-food restaurants and parking	C	PUD-C District	1803-1811 Santa Rita Road and 4301-4307 Valley Avenue	7.33	5.5	30	40	220
19	Black Avenue	Medium	946 338000600	Underutilized—vacant office building and parking	PI	P District	4400 Black Avenue	2.59	2.59	15	25	65
20	Boulder Court	High	946 125101300, 946 12510000.	Underutilized—two parcels, occupied by construction contractor and concrete mix supplier	I	I-G-40 District	3400 and 3500 Boulder Street	9.45	9.45	30	40	378
21a	Kiewit	High	946 125100704	Vacant—short-term lease for outdoor storage yard for crane equipment company	Various*	I-G-40 District	3300 Busch Road	50.4	5	30	40	200
21b	Kiewit	Low/Medium	946 125100704	Vacant—short-term lease for outdoor storage yard	Various*	I-G-40 District	3300 Busch Road	50.4	40	8	14	560

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)		Maximum Capacity
22	Merritt	Low	941 095000301, 941 09500303, 941 09500311, 941 09500312.	Vacant	LDR	Unincorporated Alameda County	4131 and 4141 Foothill Road	45.59	45.59	2	2	91
23	Sunol Boulevard	High	947 000400105, 947 00040107, 947 00040214, 947 00040304, 947 00040501.	Underutilized—five parcels, developed with hardware store/lumber yard, public storage, and warehouse/distribution	I	I-P District	5505-5675 Sunol Boulevard	23.89	23.89	30	40	956
24	Sonoma Drive Area	Medium	948 000900100, 948 000900200, 948 000900300, 948 000900401, 948 000900600, 948 00090900, 948 000901000, 948 000901100, 948 000901200, 948 000901300, 948 000901600, 948 000901700.	Underutilized/vacant—twelve parcels; two vacant with remainder developed with low-intensity commercial uses and parking	I	I-P District	5674-5791 Sunol Boulevard and 5600 Sunol Boulevard	6.51	6.51	15	25	163
25	PUSD—District	Medium	094 000100103	Underutilized—occupied with PUSD administrative office, preschool, and maintenance yard; PUSD seeking to re-locate facilities	PI	P District	4750 First Street	10.17	10.17	8	16	163
26	St. Augustine	Low	946 255001401	Vacant	PI	A District	3949 Bernal Avenue	6.31	4.15	2	7	29
27	PUSD—Vineyard	Low	946 461900100	Vacant	PI	PUD-School District	Vineyard Ave-between Thiessen Street and Manoir Lane	10.3	5	3	5	25
29	Oracle	High	941 277800305	Vacant—surplus portion of Oracle campus site	MU, BP	PUD-I/C-O District	5805 Owens	20.44	3	45	75	225
Total												7,388

Site No.	Name	Density	APN	Existing Uses	Existing General Plan Land Use Designation	Existing Zoning Designation	Location	Total Acres	Buildable Acres	Density Range (du/ac)	Maximum Capacity
Notes: APN = Assessor’s Parcel Number du/ac = dwelling unit per acre PUSD = Pleasanton Unified School District High-density sites are denoted with purple shaded background and the medium-and low-density sites are denoted with the green shaded background. * The General Plan land use map depicts multiple potential land uses within the entire East Pleasanton area, which includes the Sites 21a and 21b. Program 6.1 of the General Plan indicates that allowable uses in this area are to be considered through a Specific Plan process. Source: City of Pleasanton 2022.											
General Plan Land Use Designations					Zoning District						
LDR	Residential–Low Density		ICO	Industrial/Commercial/Office	A	Agriculture District		MU	Mixed Use District		
MDR	Residential–Medium Density		I	General and Limited Industrial	R-1-65	One-Family Residential District, 6,500 square feet minimum lot size		I-P	Industrial Park District		
HDR	Residential–High Density		MU	Mixed Use	RM	Multi-Family Residential Districts		I	Industrial District		
C	Retail/Highway/Service Commercial/Business and Professional Offices		CF	Community Facilities	C	Commercial District		I/C-O	Industrial/Commercial Office District		
BP	Business Park		PI	Public and Institutional	C-C	Central Commercial District		I-G-40	General Industrial District, 40,000 square feet minimum lot size		
			OS	Open Space	C-S	Services Commercial District		Q	Rock, Sand and Gravel Extraction District		
			PHS	Public Health and Safety	C-F	Freeway Interchange Commercial District		P	Public and Institutional District		
			PR	Parks and Recreation	CR-(m)	Regional Commercial District (mall)		PUD	Planned Unit Development District		
					O	Office District		LDR	Low Density Residential District		
								MDR	Medium Density Residential District		
								HDR	High Density Residential District		
								OS	Open Space District		

Potential Sites for Rezoning

Pursuant to Housing Element law, a housing element must identify potential sites suitable for redesignation and/or rezoning to accommodate housing needs for all segments of the community. The potential sites for rezoning were developed consistent with provisions of Government Code Section 65583.1, which states, in part, that:¹

The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, may allow a city or county to identify adequate sites, as required pursuant to Section 65583, by a variety of methods, including, but not limited to, redesignation of property to a more intense land use category and increasing the density allowed within one or more categories.

City staff has identified potential sites to be rezoned that can accommodate future housing to meet the Regional Housing Needs Assessment (RHNA) target. These sites are presented in Table 1 and Exhibit 2.² The existing General Plan land use and zoning designation for each site are provided in Exhibits 4a and 4b, respectively. To present a conservative analysis of potential environmental impacts, the Program EIR assumes a maximum number of residential units on each site totaling 7,388 units. It should be noted that while it is unlikely that all the sites would develop at maximum density, it is entirely too speculative to identify which sites would or would not develop at maximum density at this time. Therefore, because it is reasonably foreseeable that some sites would develop at or near to maximum density, this approach provides a conservative analysis with respect to environmental impacts. Assuming 11.5 accessory dwelling units (ADUs) would be built per year, over the course of the 8-year planning period,³ it is anticipated that 93 ADUs would also be constructed.

In 2018, Assembly Bill (AB) 2923 was adopted by the State, which established new minimum zoning standards for Bay Area Rapid Transit (BART)-owned properties, including a minimum density of 75 dwelling unit per acre (du/acre) for the Dublin-Pleasanton BART station property (see Figure 1). Though the Dublin-Pleasanton BART station property is not included as a potential site for rezoning, the Housing Element Update assumes this increased density to 75 du/acre, and this Program EIR incorporates analysis of an incremental increase in allowable residential units (314 units).⁴ Therefore, the Program EIR assumes a maximum of 7,795 dwelling units. Assuming factors of 2.99, 2.48, and 2.2 persons per household for low,⁵ medium,⁶ and high

¹ California Legislative Information. No date. California Government Code Article 10.6. Housing Elements [65580-65589.11]. Website: https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6. Accessed February 10, 2022.

² The numbering of the sites does not correspond to site rankings. The sites are numbered throughout this Program EIR consistent with the numbering provided by the City. Therefore, some numbers are missing because those sites were included in the initial evaluation but removed upon further City discussion.

³ The ADU estimate is based on the average past 5 years of actual production within the City of Pleasanton, which is consistent with HCD guidance. Given that the Program EIR considers the maximum number of units on the potential sites for rezoning, should any of the Housing Element Update policies facilitate the production of ADUs, any additional units over the 93 units would be accounted for within the evaluation because it is unlikely that all of the sites will develop at maximum density.

⁴ The 2015-2023 (5th Cycle) Housing Element assumed 294 units at the property. Pursuant to AB 2923, and as evaluated in this Program EIR, the property would have a density of 75 dwelling unit/acre (du/acre), resulting in a total of 593 potential units, or 314 additional units to what was evaluated in the Final Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezoning.

⁵ Low density includes a density range of 2-7 du/acre. Typical housing types include detached single-family units and duplexes.

⁶ The medium density classes includes both low medium density and medium density. Low medium includes a density range of 8-14 du/acre. Typical housing types include small lot single-family homes, townhomes, and small-scale apartment buildings. Medium density includes a density range of 15-25 du/acre. Typical housing types include attached apartments, condominiums, and townhomes with surface parking.

density housing types,⁷ respectively, the Program EIR assumes the Housing Element Update could result in a maximum of 18,044 new residents.^{8,9,10,11}

The final list of approved sites to be adopted by the City Council would be accompanied by the General Plan and Specific Plan Amendments and rezoning actions to accommodate residential housing development, which are described in more detail below and will be analyzed in the Program EIR.



Figure 1: Dublin-Pleasanton BART Station Property

⁷ High density includes a density range of more than 30 du/acre. Typical housing types include attached apartments and condominiums with structured parking.

⁸ United States Census Bureau. 2019. S2504: Physical Housing Characteristics for Occupied Housing Units. Website: <https://data.census.gov/cedsci/table?q=S2504%3A%20PHYSICAL%20HOUSING%20CHARACTERISTICS%20FOR%20OCCUPIED%20HOUSING%20UNITS&g=1600000US0657792&y=2019&tid=ACSST5Y2019.S2504>. Accessed: March 8, 2022.

⁹ United States Census Bureau. 2019. B25124: Tenure By Household Size By Units In Structure. Website: <https://data.census.gov/cedsci/table?q=B25124%3A%20TENURE%20BY%20HOUSEHOLD%20SIZE%20BY%20UNITS%20IN%20STRUCTURE&g=1600000US0657792&tid=ACSST5Y2019.B25124>. Accessed: March 8, 2022.

¹⁰ United States Census Bureau. 2019. B25033: Total Population in Occupied Housing Units By Tenure By Units In Structure. Website: <https://data.census.gov/cedsci/table?q=population%20BY%20UNITS%20IN%20STRUCTURE&g=1600000US0657792&tid=ACSST5Y2019.B25033>. Accessed: March 8, 2022.

¹¹ For Sites 15 and 21b, the low density, 2.99, persons per household factor was utilized because that results in a higher population estimate, which presents a conservative population estimate. For ADUs, the high density, 2.2, persons per household factor was utilized because ADUs are accessory units that, by their nature, house less people. Therefore, given the density classes being evaluated in this Program EIR, the high density persons per household factor is the most reasonable to utilize for ADUs.

Densities and Affordability Assumptions

State Housing Law provides for a series of “default densities” which are zoning minimums that, if applied, can be assumed to yield lower-income housing units.¹² For Pleasanton, the minimum default density for units to be counted as lower-income units in the inventory is 30 du/ac and between 20 and 29 du/ac to be counted as moderate-income units. Although the City may count all units in the inventory zoned at 30 units per acre or more as affordable or lower-income (or 20-29 dwelling units per acre as moderate-income), it is not required to do so, and could assume that higher density projects would yield moderate or above moderate units as well.

Table 2 summarizes the above density and affordability assumptions, for reference.

Table 2: Affordability and Default Densities

Density Category	Density Range	Income Level Potentially Accommodated in Inventory		
		Above-Moderate Income	Moderate Income	Low Income
Low Density	2-7 dwelling unit/acre	X	—	—
Low/Medium Density	8-14 dwelling unit/acre	X	—	—
Medium Density	15-25 dwelling unit/acre	X	—	—
High Density	30 plus dwelling unit/acre	X	X	X

Source: City of Pleasanton. 2022. City Council Agenda: Item 10: Continued Housing Element Update: Sites Inventory Consideration. January 25.

Density Ranges and Housing Types

Development on most of the potential sites for rezoning would require a General Plan Amendment and would also require adopting a zoning designation that would allow the residential development in the range of densities as provided in Table 1. The proposed General Plan land use and zoning designation for each site are provided in Table 3 and Exhibits 5a and 5b, respectively. Table 3 also provides the physical changes anticipated on-site to accommodate housing.

¹² “No net loss” provisions are a component of the Housing Accountability Act, which, whenever a project is approved with few units, or less affordability than cited in the Housing Element, requires findings to be made that adequate zoning capacity remains in the inventory to accommodate the units not built, or for the City to rezone additional sites to accommodate that number of units.

Table 3: Proposed General Plan Land Use and Zoning Designations

Site No.	Name	Density Range (du/ac)		Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation	Anticipated Changes on Site
1	Lester	2	2	LDR, A, PHS	LDR, A, PHS	Prezoned-A Unincorporated Alameda County	PUD-LDR-A-OS District	Construction of new single-family residential units, including demolition and replacement of two existing homes; construction of a new East Bay Regional Park District staging area, grading and site improvements.
2	Stoneridge Shopping Center (Mall)	50	80	C, MU	MU	C-R(m) District and PUD-MU District	PUD-MU District	Construction of new residential dwelling units and structured parking on existing surface parking areas. Extent of any potential demolition currently unknown.
3	PUSD-Donlon	5	5	PI	MDR	R-1-65 District	PUD-MDR District	Construction of new single-family homes on vacant lot.
4	Owens (Motel 6 and Tommy T)	30	40	C	MU	C-F District	PUD-MU District	Construction of new residential units. Existing restaurant expected to be demolished; unknown if existing hotel building would remain.
5	Laborer Council	30	40	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Demolition of existing office building and replacement with new residential units.
6	Signature Center	30	40	BP	MU	PUD-I/C-O District	PUD-MU District	Construction of new residential units (housing to replace two existing parking structures); existing office buildings to remain.
7	Hacienda Terrace	30	40	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Construction of new residential units on a 2-acre portion of existing parking area, at north part of site.
8	Muslim Community Center	15	25	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Construction of new residential units; existing office building likely to be demolished.
9	Metro 580	45	75	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Construction of new residential units on 5-acre portion of existing site that includes parking and three existing commercial buildings, potentially to be demolished.

Site No.	Name	Density Range (du/ac)		Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation	Anticipated Changes on Site
11	Old Santa Rita Area	30	60	C	MU	C-S, PUD-C-O, PUD-O, PUD-C-S, PUD-C, PUD-C-C	PUD-MU District	Construction of new residential units on various parcels; extent of existing development to be demolished unknown and would vary from parcel to parcel.
12	Pimlico Area (North side)	30	40	C	MU	PUD-C District and C-F District	PUD-MU District	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
14	St. Elizabeth Seton	12	18	MDR	HDR	A District	PUD-HDR District	Construction of new residential units on vacant portion of church-owned property.
15	Rheem Drive Area (southwest side)	8	14	I	MU	PUD-I District	PUD-MU District	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
16	Tri-Valley Inn	15	25	C	MU	C-F District	PUD-MU District	Construction of new residential units, likely requiring demolition of existing motel units and restaurant.
18	Valley Plaza	30	40	C	MU	PUD-C District	PUD-MU District	Construction of new residential units and some replacement commercial space on approximately 5.5 acres, within which most existing buildings expected to be demolished.
19	Black Avenue	15	25	PI	HDR	P District	PUD-MU District	Construction of new residential units; existing office building expected to be demolished.
20	Boulder Court	30	40	I	MU	I-G-40 District	PUD-MU District	Construction of new residential units; some or all existing structures on site expected to be demolished.
21a	Kiewit	30	40	Various*	MDR-HDR	I-G-40 District	PUD-MDR-HDR District	Construction of new residential units on vacant site.
21b	Kiewit	8	14	Various*	MDR-HDR	I-G-40 District	PUD-MDR-HDR District	Construction of new residential units on vacant site.
22	Merritt	2	2	LDR	LDR	Unincorporated Alameda County	PUD-LDR District	Construction of new residential units on vacant site.
23	Sunol Boulevard	30	40	I	MU	I-P District	PUD-MU District	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.

Site No.	Name	Density Range (du/ac)		Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning Designation	Proposed Zoning Designation	Anticipated Changes on Site
24	Sonoma Drive Area	15	25	I	MU	I-P District	PUD-MU District	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
25	PUSD–District	8	16	PI	MU	P District	PUD-HDR District	Construction of new residential units; existing development on site expected to be demolished.
26	St. Augustine	2	7	PI	MDR	A District	PUD-MDR District	Construction of new residential units on vacant portion of church-owned property.
27	PUSD–Vineyard	3	5	PI	MDR	PUD-School District	PUD-MDR District	Construction of new residential units on vacant site.
29	Oracle	45	75	MU, BP	MU, BP	PUD-I/C-O District	PUD-MU District	Construction of new residential units on vacant portion of property.

Notes:
 High-density sites are denoted with purple shaded background and the medium-and low-density sites are denoted with the green shaded background.
 * The General Plan land use map depicts multiple potential land uses within the entire East Pleasanton area, which includes the Kiewit site. Program 6.1 of the General Plan indicates that allowable uses in this area are to be considered through a Specific Plan process.
 Source: City of Pleasanton 2022.

General Plan Land Use Designations				Zoning District			
LDR	Residential–Low Density	ICO	Industrial/Commercial/Office	A	Agriculture District	MU	Mixed Use District
MDR	Residential–Medium Density	I	General and Limited Industrial	R-1-65	One-Family Residential District, 6,500 square feet minimum lot size	I	Industrial District
HDR	Residential–High Density	MU	Mixed Use	RM	Multi-Family Residential Districts	I/C-O	Industrial/Commercial Office District
C	Retail/Highway/Service Commercial/Business and Professional Offices	CF	Community Facilities	C	Commercial District	I-P	Industrial Park District
BP	Business Park	PI	Public and Institutional	C-C	Central Commercial District	I-G-40	General Industrial District, 40,000 square feet minimum lot size
		A	Agriculture and Grazing	C-S	Services Commercial District	Q	Rock, Sand and Gravel Extraction District
		OS	Open Space	C-F	Freeway Interchange Commercial District	P	Public and Institutional District
		PHS	Public Health and Safety			PUD	Planned Unit Development District
		PR	Parks and Recreation			LDR	Low Density Residential District
						MDR	Medium Density Residential District
						HDR	High Density Residential District
						OS	Open Space District

This Program EIR conservatively analyzes impacts of the development of all the potential sites for rezoning listed above. However, the City has the ultimate discretion to identify the appropriate opportunity sites to meet project objectives, including adequate sites that would be available to accommodate the RHNA.

The proposed rezonings would not alter the Wildland Overlay or the Public Health and Safety Land Use Designations of the potential sites for rezoning that fall within those areas.

Project Characteristics

Housing Element Update Policies and Programs

In addition to the RHNA, the Housing Element Update includes several programs intended to improve the quality of the housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential governmental and non-governmental constraints to housing for lower-income households and persons with special needs. Based on guidance from the State, constraints to housing production can include concerns such as availability of infrastructure, lengthy processing or permitting timeframes, and costs of construction and other similar factors. Programs in the Housing Element Update would specify actions the City could undertake to overcome such constraints, such as providing streamlined project review for residential developments, completing needed plans for infrastructure and ensuring Capital Improvement and developer funding supports necessary improvements, and providing city grants or other funding to help subsidize production of lower-income housing units.

It is not anticipated that these policies or programs would result in physical changes to the environment. Although the Housing Element Update is designed to encourage and facilitate new housing construction, the Housing Element Update does not propose or confer any specific development projects. The Program EIR focuses on policies that could have environmental impacts.

General Plan Amendments

The Program EIR will address the environmental impacts related to implementation of the proposed Housing Element Update and associated land use and zoning revisions. In accordance with State law, Pleasanton proposes to adopt a General Plan Amendment to update the General Plan's existing Housing Element including designating sites and identifying updated goals, policies, and actions, along with revisions to the General Plan Land Use Element to ensure consistency between it and the Housing Element—i.e., updating the General Plan land use plan to expand the inventory of land available for the development of new housing and making text amendments to ensure density ranges for Mixed Use designated projects are consistent with those described in the Land Use Element.

The City would also rezone several of the sites identified in Table 1 as shown in Table 3, sufficient to meet the remaining unmet housing need.

Specific Plan and Planned Unit District Development Amendments

Amendments to the Hacienda Planned Unit District (PUD) Development Plan and the Vineyard Corridor Avenue Specific Plan may be necessary and will be addressed programmatically in the Program EIR. Exhibit 3 depicts the sites within Specific Plan areas.

Required Discretionary Approvals

If the Program EIR is certified by the City Council, several actions may be undertaken by the City Council, including adoption of the Housing Element Update and adoption of the amendments and rezonings to implement the Housing Element Update programs to increase the inventory of land available for the development of housing. These actions could occur after any required review by the Planning Commission. Individual housing development projects would be reviewed and approved as required by the procedures of the City's Municipal Code and may require additional environmental review, as appropriate.

Although the Housing Element Update does not require other public agency approvals, the City is required to submit a draft of the Housing Element Update to the California Department of Housing and Community Development (HCD), per Section 65585 of the State Government Code, and consider HCD's findings on the Housing Element Update before it can be adopted by the City Council.

Regulatory Requirements, Permits, and Approvals

City of Pleasanton

The City of Pleasanton City Council, as the city's legislative body, is the approving authority for the Housing Element Update. As part of the approval, the City Council will consider the following discretionary actions:

- Adoption of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update.
- Certify the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program EIR.
- Amendments to the General Plan Land Use Element, including modifying the General Plan land use map to indicate applicable designations for each housing site, along with rezoning of land consistent with the programs contained in the Housing Element Update to expand the inventory of land available for the development of housing. Pursuant to State law, the City has up to 3 years following adoption of the Housing Element Update to rezone sites. Conservatively, this Program EIR assumes that rezoning would occur at the time of adoption of the Housing Element Update.
- Amendments to the Hacienda PUD Development Plan and the Vineyard Avenue Corridor Specific Plan as necessary dependent on the specific sites to be rezoned.

Subsequent actions that may be taken by the City with respect to the Housing Element Update include, but are not limited, to the following:

- Annexation of sites currently located in Alameda County and associated modifications to the General Plan land use map and rezoning of these sites, which would occur in conjunction with approval of proposed development projects on such sites.
- Approval of subsequent development applications for residential and mixed use development such as PUD approval and project-related approvals such as growth management approval, design review approval, tentative map approval, final map approval, and grading and building permit approval.

- Implementation of the programs set forth in the Housing Element Update.
- Approval of subsequent public facility and roadway improvement projects in support of such residential and mixed use development.

Other Government Agency Approvals

Additional subsequent approvals and permits that may be required for future residential development projects from local, regional, State, and federal agencies including but are not limited to the following:

- California Department of Fish and Wildfire
- Bay Area Air Quality Management District
- California Department of Transportation
- San Francisco Regional Water Quality Control Board
- Alameda County Airport Land Use Commission
- Alameda County Flood Control and Water Conservation District's Zone 7
- Dublin-San Ramon Services District
- Pleasanton Unified School District
- Livermore-Pleasanton Fire Department
- East Bay Regional Parks District
- Bay Area Rapid Transit District
- Alameda County Local Agency Formation Commission

Environmental Review

Purpose

In accordance with California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations [CCR] § 15082), the City has prepared this Notice of Preparation (NOP) to inform agencies and interested parties that a Program EIR will be prepared for the proposed Housing Element Update. The purpose of an NOP is to provide sufficient information about the Housing Element Update to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the Program EIR including mitigation measures that should be considered and alternatives that should be addressed (CEQA Guidelines 14 CCR § 15082(b)).

Environmental Review Process

Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Program EIR, including results of public scoping and technical studies. Subsequently, the Program EIR will be circulated for public review and comment for a 45-day public review period.

The City requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) as well as all project information can be found on the project website at <https://www.pleasantonhousingelement.com/> and on file at the City of Pleasanton, Community Development Department, Post Office Box 520, Pleasanton, CA 94566.

If you wish to be placed on the email distribution list or need additional information, please contact Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton, at 925.931.5610 or mcampbell@cityofpleasantonca.gov.

Potential Environment Effects

Consistent with the currently adopted CEQA Statute and Guidelines, the Program EIR will evaluate potential environmental impacts associated with the adoption of the Housing Element Update. Pursuant to Section 15063(a) of the CEQA Guidelines, no Initial Study will be prepared. The Program EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines. The following issues will be central to the environmental analysis as described below:

- Aesthetics
 - Agriculture and Forestry Resources
 - Air Quality
 - Biological Resources
 - Cultural Resources and Tribal Cultural Resources
 - Energy
 - Geology, Soils, and Seismicity
 - Greenhouse Gas Emissions
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use and Planning
 - Noise
 - Population and Housing
 - Public Services and Recreation
 - Transportation
 - Utilities and Service Systems
 - Wildfire
- **Aesthetics**—This section will analyze potential impacts to aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare with respect to the potential sites for rezoning.
 - **Agriculture and Forestry Resources**—Site 22 is mapped as Unique Farmland by the California Department of Conservation Farmland Mapping Program.¹³ The Program EIR will include an evaluation of converting this site from Unique Farmland to nonagricultural use.
 - **Air Quality**—An air quality analysis will be prepared in accordance Bay Area Air Quality Management District (BAAQMD) requirements. A discussion of the Housing Element Update’s contribution to regional air quality impacts will be included.
 - **Biological Resources**—This section will address direct and indirect impacts to regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors.
 - **Cultural Resources and Tribal Cultural Resources**—The Program EIR will examine potential adverse impacts the Housing Element Update would have on historical resources (or eligible historical resources), archaeological, and tribal cultural resources.

¹³ California Department of Conservation. 2018. Alameda County Important Farmland 2018.

- **Energy**—This section will include a discussion of the potential energy consumption and/or impacts from implementation of the Housing Element Update, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy.
- **Geology, Soils, and Seismicity**—This section will analyze potential impacts related to geology, soils, seismicity, and paleontological resources from implementation of the Housing Element Update.
- **Greenhouse Gas Emissions**—The Program EIR will analyze the Housing Element Update’s contribution to greenhouse gas (GHG) emissions and potential impacts to climate change.
- **Hazards and Hazardous Materials**—This section will discuss potential exposure to hazardous substances resulting from implementation of the Housing Element Update.
- **Hydrology and Water Quality**—The Program EIR will analyze impacts of the Housing Element Update on drainage patterns and water quality.
- **Land Use and Planning**—This section will summarize the land use pattern for the potential sites for rezoning, and determine the potential environmental effects of the proposed project related to land use and planning.
- **Noise**—This section will analyze short-term impacts to noise-sensitive receptors and long-term noise exposure.
- **Population and Housing**—This section will analyze potential impacts to population and housing that could result from implementation of the Housing Element Update.
- **Public Services and Recreation**—The Program EIR will analyze impacts on public services, including police, fire, and schools, as well as potential impacts on recreational and open space resources, from implementation of the Housing Element Update.
- **Transportation**—The Program EIR will analyze the proposed project’s impacts on the circulation system including all modes of transit, Vehicle Miles Traveled (VMT), roadway safety hazards, and emergency access.
- **Utilities and Service Systems**—This section will analyze the potential impacts associated with water supply, wastewater services, and other utilities and service systems.
- **Wildfire**—This section will analyze the potential impacts to wildfire risks, adopted emergency and evacuation plans, infrastructure, and land and drainage stability.

Effects Found not to be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the Housing Element Update to result in significant impacts, the following issues will be addressed in the Effects Found not to be Significant section of the Program EIR.

Mineral Resources

Most of the sites are urban infill sites and are developed or partially developed with existing uses (see Table 1). No activities related to mineral resources currently occur within the potential sites for rezoning and none of the sites are designated for this use. These conditions preclude the

possibility of impacts on mineral resources; therefore, this issue will not be analyzed further by the Program EIR.

EIR Public Scoping Meeting Information

The City will conduct an EIR public scoping meeting related to the proposed project in accordance with CEQA Section 21083.9. The EIR public scoping meeting is an opportunity for the public to learn about environmental review for the proposed project and to comment on environmental issues that the EIR will address.

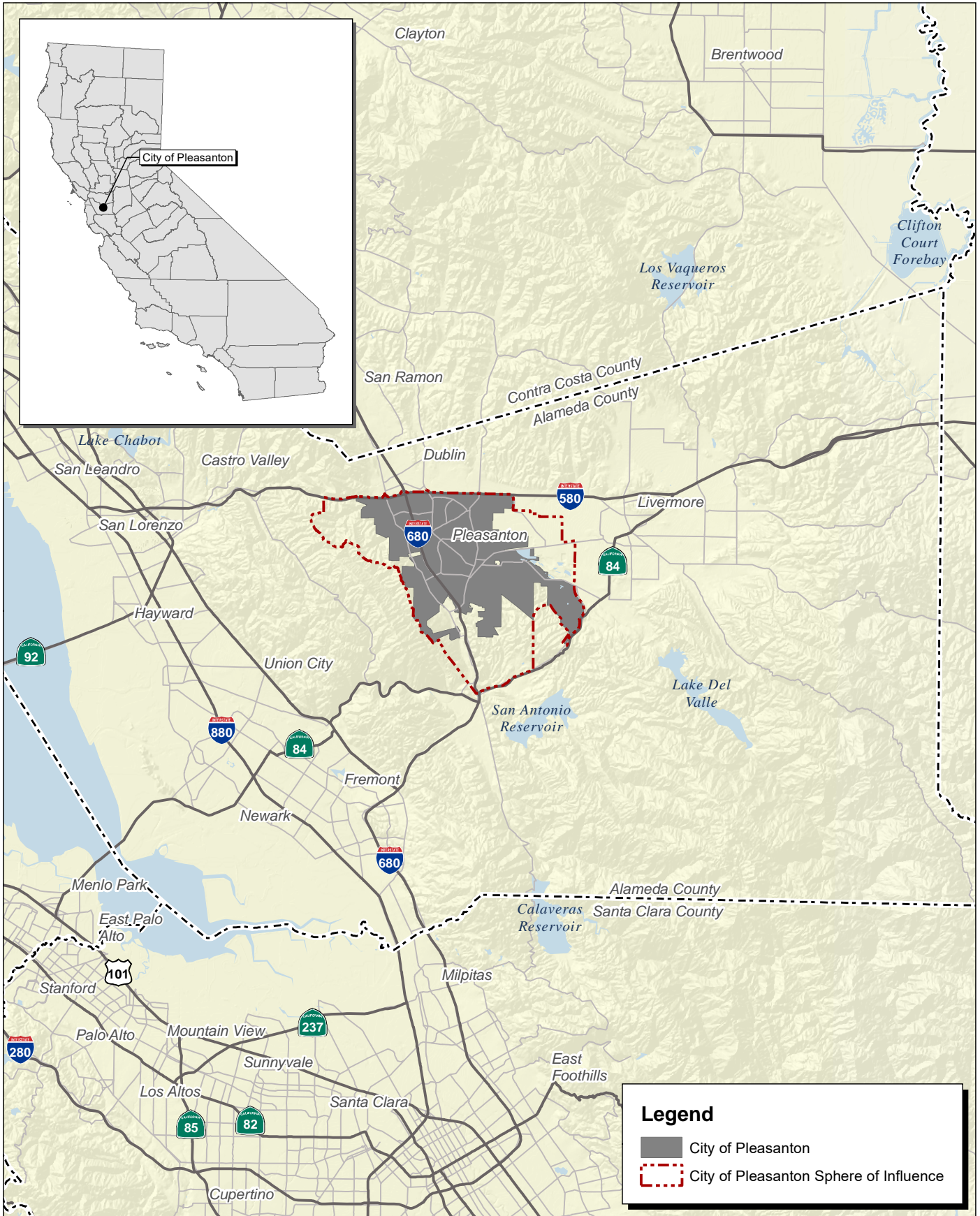
Date: Wednesday, April 13, 2022

Time: 7:00 p.m.

Location: This hearing will be held virtually. Interested parties should visit the Pleasanton Planning Commission web page to confirm the meeting, time, date, and instructions on joining the meeting:

<http://www.cityofpleasantonca.gov/gov/depts/cd/planning/commission/default.asp>

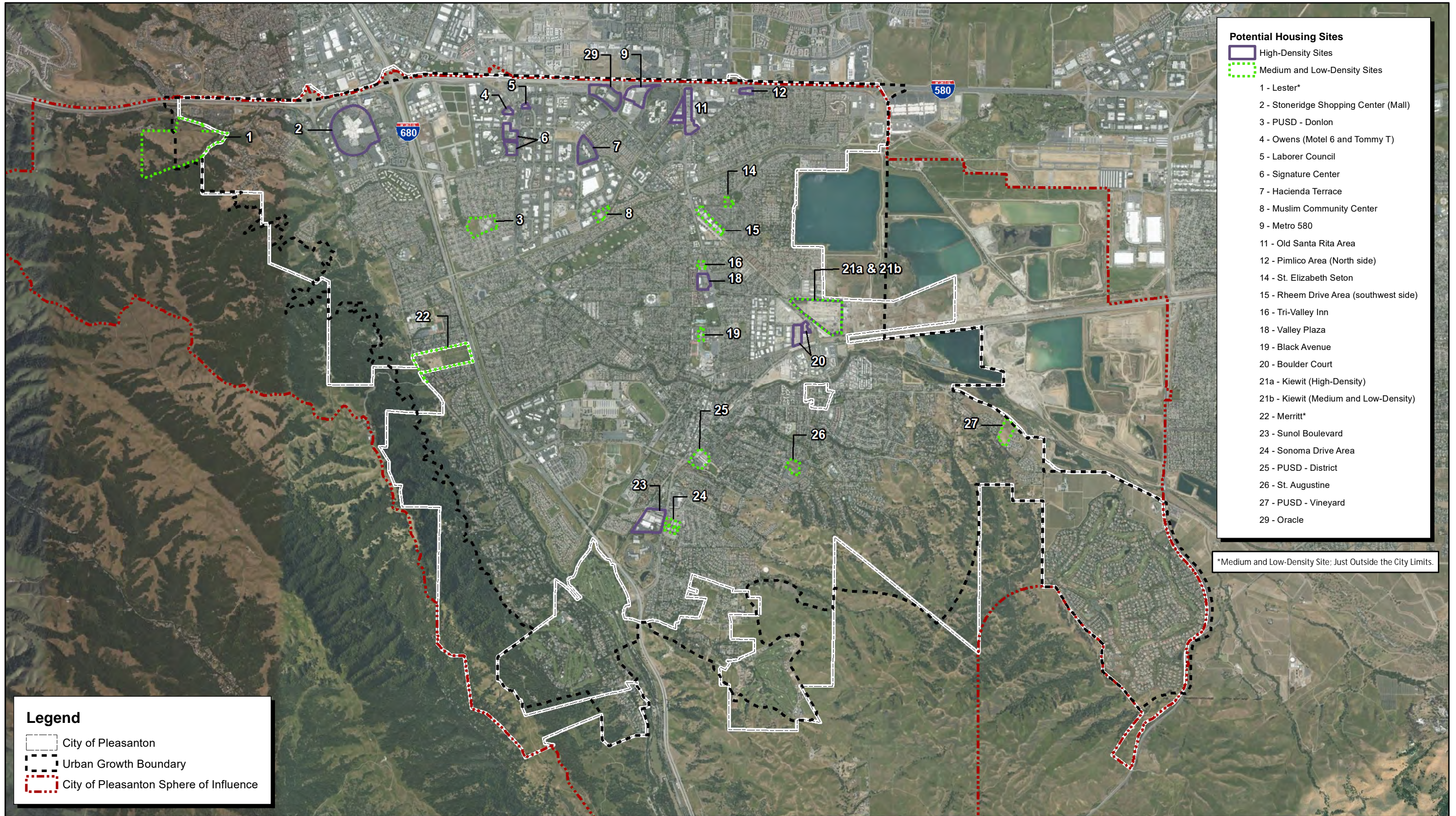
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Source: Census 2000 Data, The California Spatial Information Library (CaSIL). City of Pleasanton.



Exhibit 1
Regional Location Map



- Potential Housing Sites**
- High-Density Sites
 - Medium and Low-Density Sites
- 1 - Lester*
 - 2 - Stoneridge Shopping Center (Mall)
 - 3 - PUSD - Donlon
 - 4 - Owens (Motel 6 and Tommy T)
 - 5 - Laborer Council
 - 6 - Signature Center
 - 7 - Hacienda Terrace
 - 8 - Muslim Community Center
 - 9 - Metro 580
 - 11 - Old Santa Rita Area
 - 12 - Pimlico Area (North side)
 - 14 - St. Elizabeth Seton
 - 15 - Rheem Drive Area (southwest side)
 - 16 - Tri-Valley Inn
 - 18 - Valley Plaza
 - 19 - Black Avenue
 - 20 - Boulder Court
 - 21a - Kiewit (High-Density)
 - 21b - Kiewit (Medium and Low-Density)
 - 22 - Merritt*
 - 23 - Sunol Boulevard
 - 24 - Sonoma Drive Area
 - 25 - PUSD - District
 - 26 - St. Augustine
 - 27 - PUSD - Vineyard
 - 29 - Oracle

*Medium and Low-Density Site; Just Outside the City Limits.

Legend

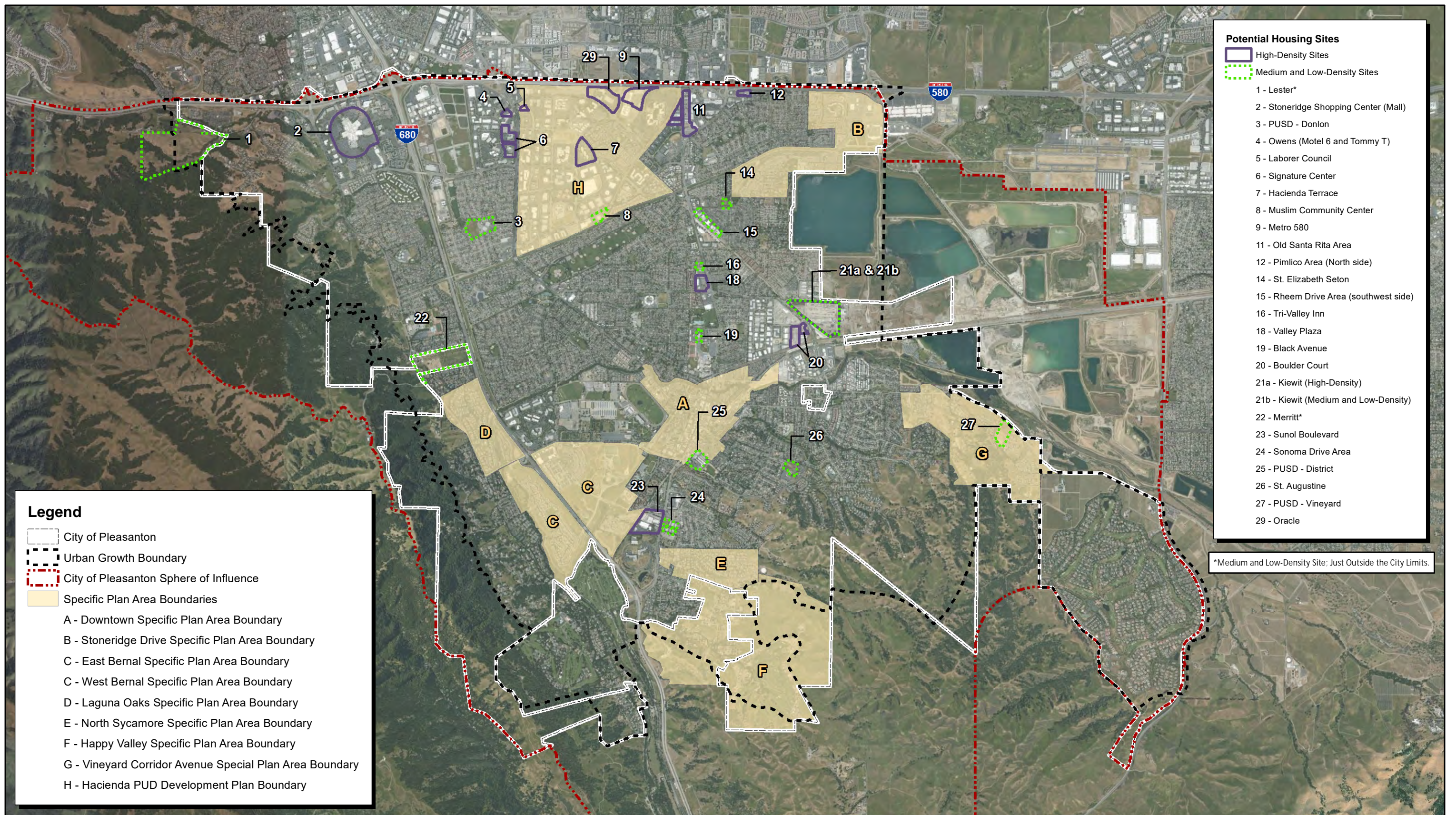
- City of Pleasanton
- Urban Growth Boundary
- City of Pleasanton Sphere of Influence

Source: Bing Aerial Imagery, City of Pleasanton.

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4,000 2,000 0 4,000 Feet

**Exhibit 2
Project Location**



- Potential Housing Sites**
- High-Density Sites
 - Medium and Low-Density Sites
- 1 - Lester*
 - 2 - Stoneridge Shopping Center (Mall)
 - 3 - PUSD - Donlon
 - 4 - Owens (Motel 6 and Tommy T)
 - 5 - Laborer Council
 - 6 - Signature Center
 - 7 - Hacienda Terrace
 - 8 - Muslim Community Center
 - 9 - Metro 580
 - 11 - Old Santa Rita Area
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 - 22 - Merritt*
 - 23 - Sunol Boulevard
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 - 25 - PUSD - District
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 - 27 - PUSD - Vineyard
 - 29 - Oracle

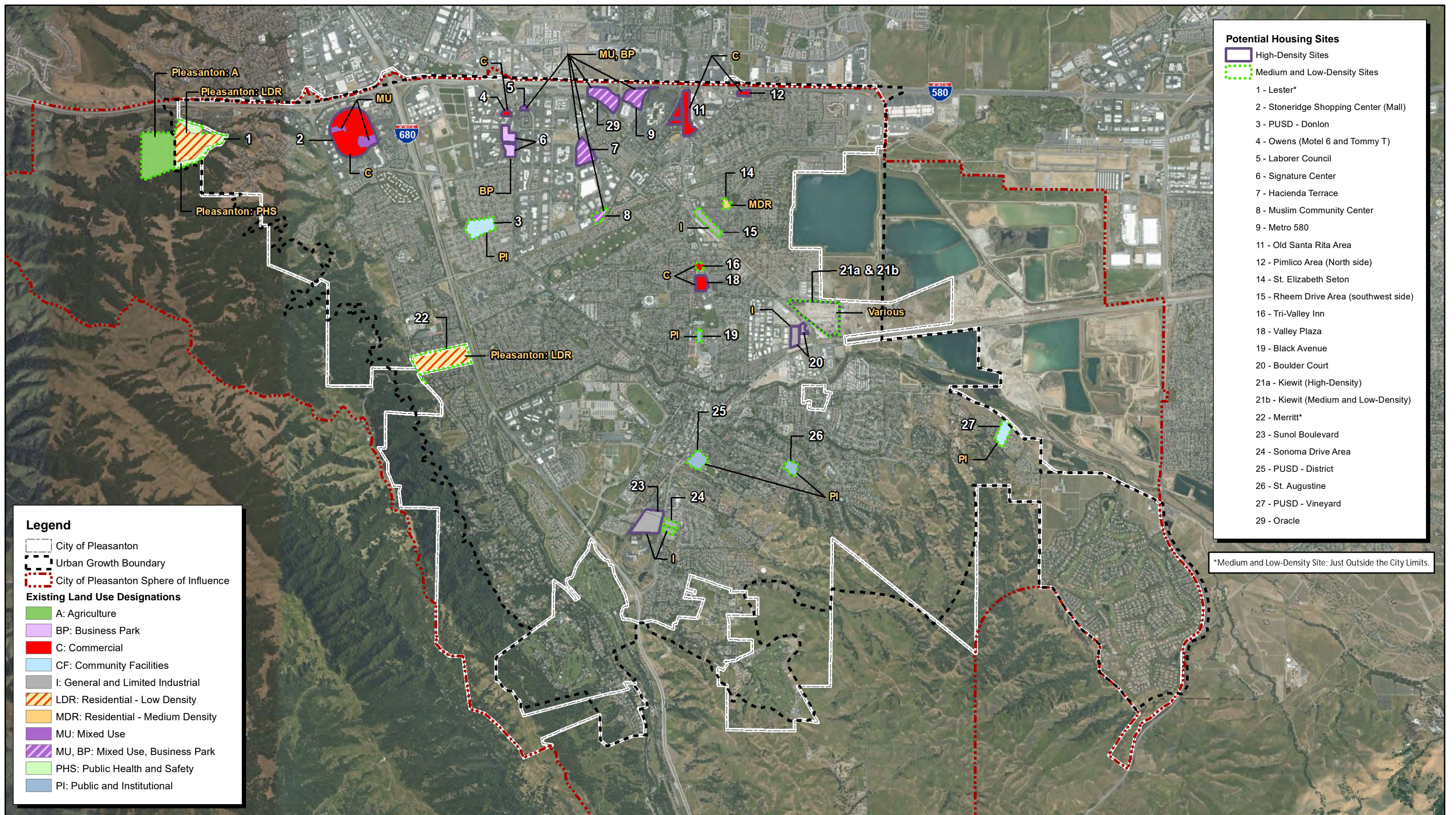
- Legend**
- City of Pleasanton
 - Urban Growth Boundary
 - City of Pleasanton Sphere of Influence
 - Specific Plan Area Boundaries
 - A - Downtown Specific Plan Area Boundary
 - B - Stoneridge Drive Specific Plan Area Boundary
 - C - East Bernal Specific Plan Area Boundary
 - C - West Bernal Specific Plan Area Boundary
 - D - Laguna Oaks Specific Plan Area Boundary
 - E - North Sycamore Specific Plan Area Boundary
 - F - Happy Valley Specific Plan Area Boundary
 - G - Vineyard Corridor Avenue Special Plan Area Boundary
 - H - Hacienda PUD Development Plan Boundary

*Medium and Low-Density Site; Just Outside the City Limits.

Source: Bing Aerial Imagery, City of Pleasanton.



Exhibit 3
Potential Sites for Rezoning

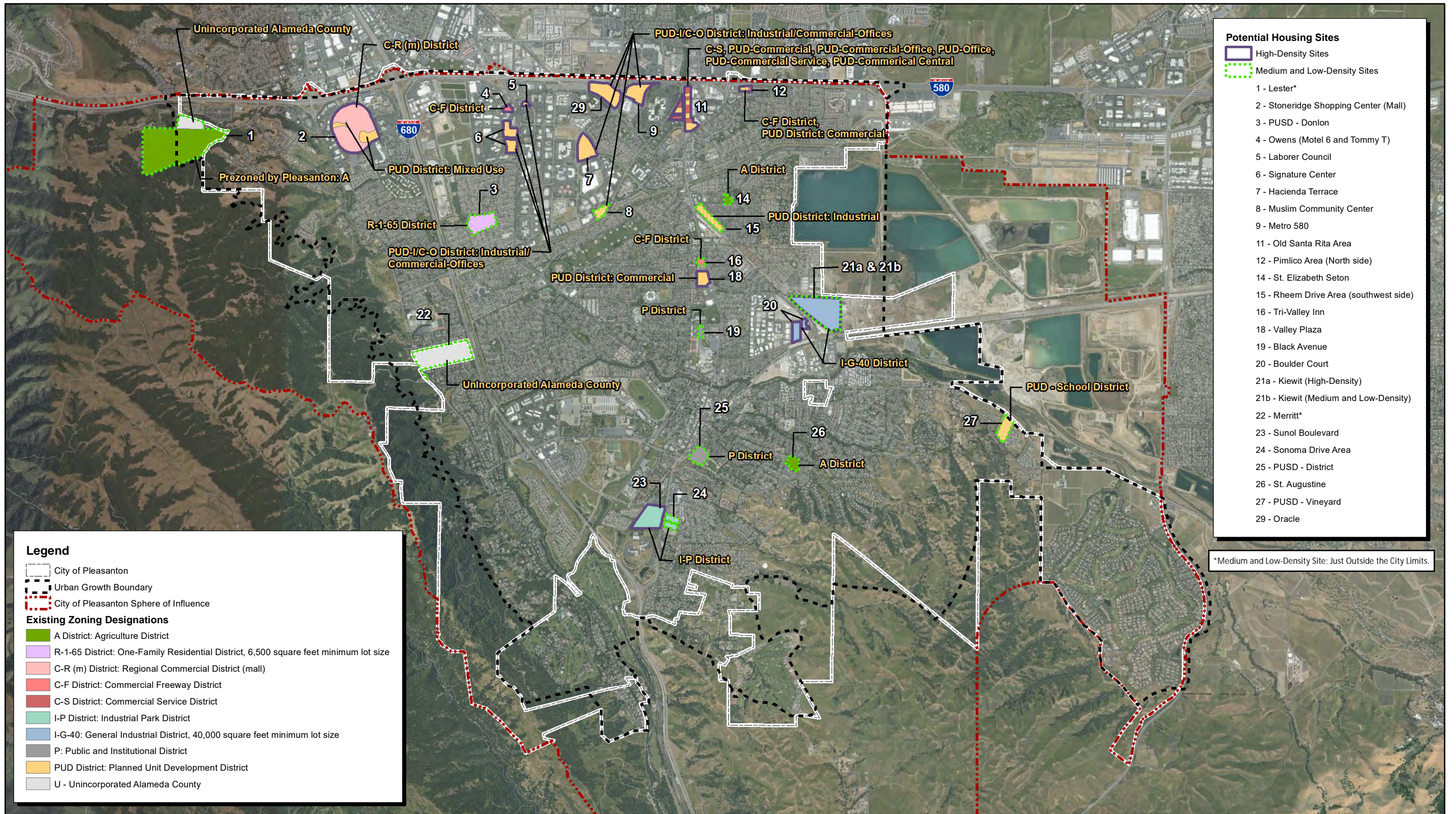


Source: Bing Aerial Imagery, City of Pleasanton.



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Exhibit 4a
Existing General Plan Land Use



- Potential Housing Sites**
- High-Density Sites
 - Medium and Low-Density Sites
- 1 - Lester*
 - 2 - Stoneridge Shopping Center (Mall)
 - 3 - PUSD - Donlon
 - 4 - Owens (Motel 6 and Tommy T)
 - 5 - Laborer Council
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 - 29 - Oracle

*Medium and Low-Density Site; Just Outside the City Limits.

Legend

- City of Pleasanton
- Urban Growth Boundary
- City of Pleasanton Sphere of Influence

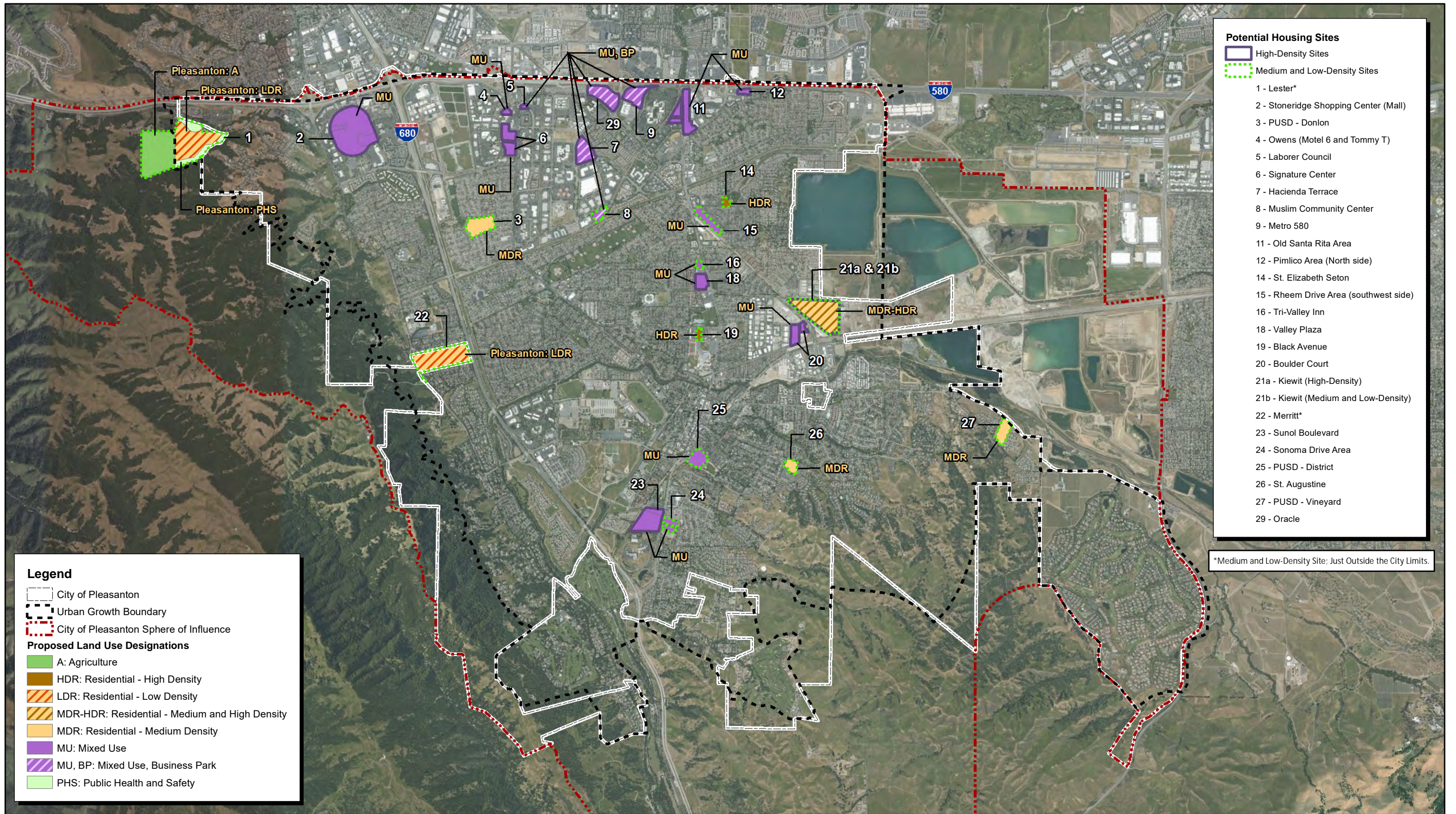
Existing Zoning Designations

- A District: Agriculture District
- R-1-65 District: One-Family Residential District, 6,500 square feet minimum lot size
- C-R (m) District: Regional Commercial District (mall)
- C-F District: Commercial Freeway District
- C-S District: Commercial Service District
- I-P District: Industrial Park District
- I-G-40: General Industrial District, 40,000 square feet minimum lot size
- P: Public and Institutional District
- PUD District: Planned Unit Development District
- U - Unincorporated Alameda County

Source: Bing Aerial Imagery. City of Pleasanton.



Exhibit 4b
Existing Zoning Designations



- Potential Housing Sites**
- High-Density Sites
 - Medium and Low-Density Sites
 - 1 - Lester*
 - 2 - Stoneridge Shopping Center (Mall)
 - 3 - PUSD - Donlon
 - 4 - Owens (Motel 6 and Tommy T)
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 - 27 - PUSD - Vineyard
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Legend

- City of Pleasanton
- Urban Growth Boundary
- City of Pleasanton Sphere of Influence

Proposed Land Use Designations

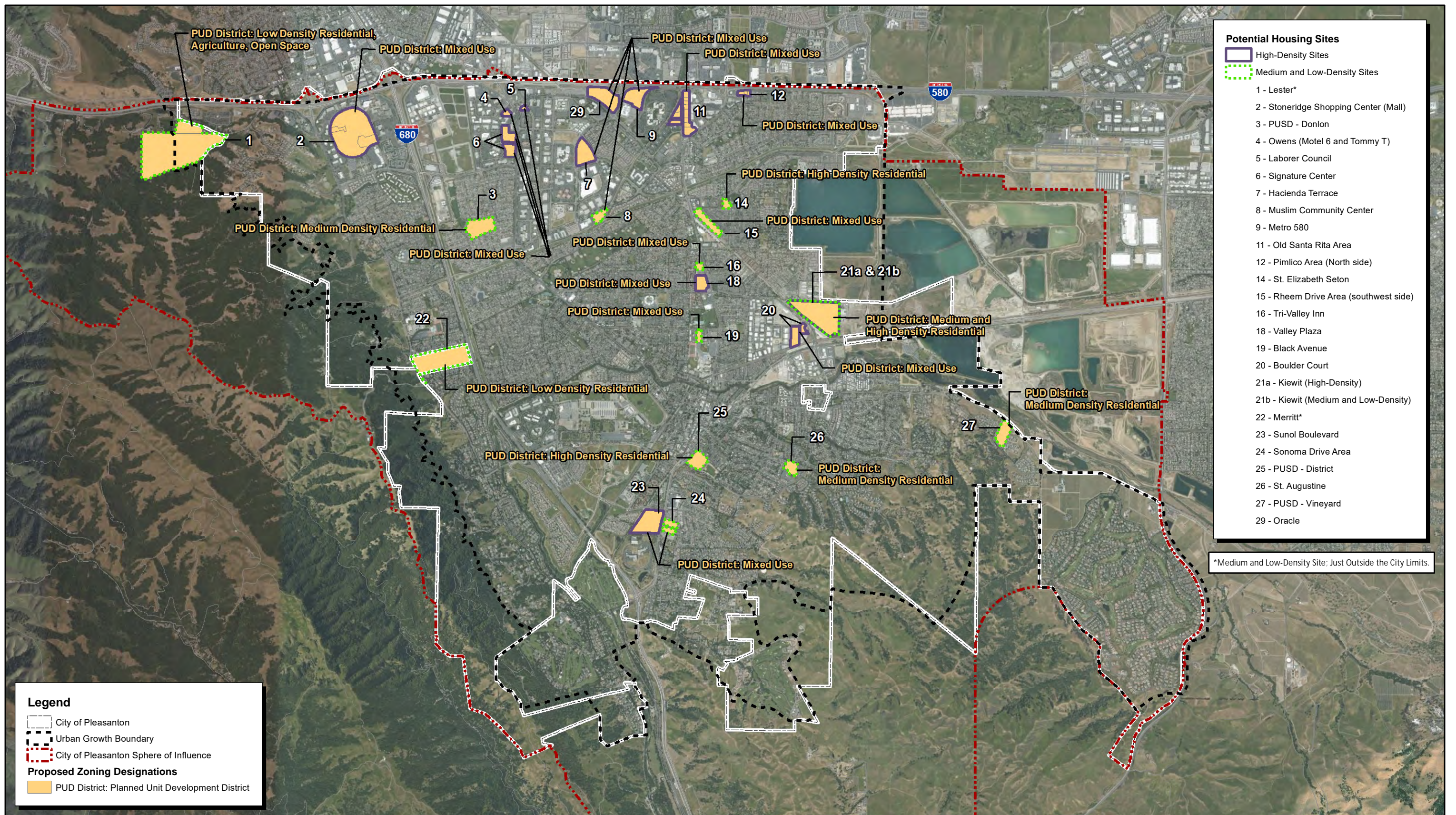
- A: Agriculture
- HDR: Residential - High Density
- LDR: Residential - Low Density
- MDR-HDR: Residential - Medium and High Density
- MDR: Residential - Medium Density
- MU: Mixed Use
- MU, BP: Mixed Use, Business Park
- PHS: Public Health and Safety

*Medium and Low-Density Site; Just Outside the City Limits.

Source: Bing Aerial Imagery, City of Pleasanton.



Exhibit 5a
Proposed General Plan Land Use Designations



- Potential Housing Sites**
- High-Density Sites
 - Medium and Low-Density Sites
 - 1 - Lester*
 - 2 - Stoneridge Shopping Center (Mall)
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*Medium and Low-Density Site; Just Outside the City Limits.

Legend

- City of Pleasanton
- Urban Growth Boundary
- City of Pleasanton Sphere of Influence
- Proposed Zoning Designations**
- PUD District: Planned Unit Development District

Source: Bing Aerial Imagery, City of Pleasanton.

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Exhibit 5b
Proposed Zoning Designations

NATIVE AMERICAN HERITAGE COMMISSION

April 15, 2022

Governor's Office of Planning & Research

Apr 15 2022

Megan Campbell, Associate Planner
 City of Pleasanton
 P.O. Box 250
 Pleasanton, CA 94566

STATE CLEARINGHOUSE

Re: 2022040091, City of Pleasanton 2023-2031 (6th Cycle) Housing Element Project, Alameda County

Dear Ms. Campbell:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015. If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). Both SB 18 and AB 52 have tribal consultation requirements. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



CHAIRPERSON
 Laura Miranda
 Luiseño

VICE CHAIRPERSON
 Reginald Pagaling
 Chumash

PARLIAMENTARIAN
 Russell Attebery
 Karuk

SECRETARY
 Sara Dutschke
 Miwok

COMMISSIONER
 William Mungary
 Paiute/White Mountain
 Apache

COMMISSIONER
 Isaac Bojorquez
 Ohlone-Costanoan

COMMISSIONER
 Buffy McQuillen
 Yokayo Pomo, Yuki,
 Nomlaki

COMMISSIONER
 Wayne Nelson
 Luiseño

COMMISSIONER
 Stanley Rodriguez
 Kumeyaay

EXECUTIVE SECRETARY
 Raymond C.
 Hitchcock
 Miwok/Nisenan

NAHC HEADQUARTERS
 1550 Harbor Boulevard
 Suite 100
 West Sacramento,
 California 95691
 (916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a.** A brief description of the project.
 - b.** The lead agency contact information.
 - c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d.** A “California Native American tribe” is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe’s Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a.** For purposes of AB 52, “consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a.** Alternatives to the project.
 - b.** Recommended mitigation measures.
 - c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
 - a.** Type of environmental review necessary.
 - b.** Significance of the tribal cultural resources.
 - c.** Significance of the project’s impacts on tribal cultural resources.
 - d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency’s environmental document shall discuss both of the following:
 - a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

- 1. Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe. (Gov. Code §65352.3 (a)(2)).
- 2. No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
- 3. Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
- 4. Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

- 1.** Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a.** If part or all of the APE has been previously surveyed for cultural resources.
 - b.** If any known cultural resources have already been recorded on or adjacent to the APE.
 - c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d.** If a survey is required to determine whether previously unrecorded cultural resources are present.
- 2.** If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3.** Contact the NAHC for:
- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4.** Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

cc: State Clearinghouse

Megan Campbell

From: James Paxson <james@hacienda.org>
Sent: Wednesday, April 27, 2022 10:13 AM
To: Megan Campbell
Cc: Ellen Clark
Subject: Housing Element Environmental Analysis

Follow Up Flag: Follow up
Flag Status: Flagged

Megan -

I wanted to thank you again for taking the time to discuss the Housing Element EIR with me last week. The information you provided was very helpful.

As the city prepares to have the environmental analysis performed, there are a number of considerations concerning the scope of the analysis as it relates to Hacienda that we want to make sure are addressed. Some of the key considerations we believe need to be incorporated into the analysis are as follows:

- There have been a number of discussions around appropriate sites for densification beyond levels that have currently been seen in Pleasanton projects. We believe that both the BART site and the Oracle site are prime candidates for this type of evaluation. While there may be others, including other sites in Hacienda, we believe that it is particularly important to look at the opportunities for both higher density and taller structures at these two locations given their proximity to resources that will support such density and the ability to integrate such projects within Hacienda.
- It has been Hacienda's expressed interest, which is also supported within the PUD, that residential development within Hacienda not displace current non-residential entitlement. For this reason, it is particularly important that the EIR conduct a buildout analysis that considers development of office that is not currently entitled. We have worked with the Traffic Engineering Department in the past to help provide reasonable assumptions about where future un-entitled office development might occur so that the traffic model used for the environmental analysis can be properly structured to consider both uses in an evaluation of future residential additions.
- Further to the previous point, we also want to make sure that reasonable assumptions are made to consider both near-term and long-term development and that care is provided to examine what projects are likely to advance in each timeframe.

Thank you for the opportunity to comment. Please let me know if any clarification of the foregoing is needed or if I can provide any additional information. We look forward to working with staff as the Housing Element progresses.

Regards

James Paxson
General Manager, Hacienda

4305 Hacienda Drive, Suite 330 Pleasanton, California 94588-2738
925.734.6500 [main] | 925.734.6510 [direct] | 925.734.6501 [fax]
www.Hacienda.org | [Hacienda Online!](#) | [LinkedIn](#)

Click [here](#) to report this email as spam.



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

May 5, 2022

Ms. Megan Campbell
Associate Planner
Community Development Department, City of Pleasanton
Post Office Box 520
Pleasanton, CA 94566
MCampbell@cityofpleasantonca.gov

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF PLEASANTON 2023-2031 (6th CYCLE) HOUSING ELEMENT UPDATE PROGRAM – DATED APRIL 2022 (STATE CLEARINGHOUSE NUMBER: 2022040091)

Dear Ms. Campbell:

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation of a Draft Environmental Impact Report (NOP of DEIR) for the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

The [Ponderosa Homes](#) Site is a DTSC Site located at 4131 Foothill Road in Pleasanton which is currently inactive but needs further evaluation regarding previously detected volatile organic chemicals (VOCs) and organochlorine pesticides in soil and groundwater. This location appears to be in the vicinity of the #22 Merritt location proposed for Residential–Low Density housing. DTSC recommends that any parties interested in further development of the [Ponderosa Homes](#) Site enter into a [Voluntary Cleanup Agreement](#) with DTSC in order to assure that any contaminants of potential concern are addressed.

In addition, DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the DEIR:

1. The DEIR should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The DEIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the DEIR.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the DEIR. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 [Abandoned Mine Land Mines Preliminary Assessment Handbook](#).
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#).

5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material](#).
6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the DEIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 [Interim Guidance for Sampling Agricultural Properties \(Third Revision\)](#).

DTSC appreciates the opportunity to comment on the DEIR. Should you need any assistance with an environmental investigation, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).

If you have any questions, please contact me at (916) 255-3582 or via email at Brian.McAloon@dtsc.ca.gov.

Sincerely,



Brian McAloon
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

May 5, 2022

Via Email mcampbell@cityofpleasantonca.gov
Megan Campbell, Associate Planner
City of Pleasanton
Community Development Department
Post Office Box 520
Pleasanton, CA 94566

**Re: Comments on Notice of Preparation of the City of Pleasanton 2023-2031
(6th Cycle) Housing Element Update Program EIR**

Dear Ms. Campbell:

This letter provides comments on the NOP for the EIR the City will be preparing for its new Housing Element,¹ which I am submitting on behalf of our client, Simon Property Group (SPG). The NOP states that the City will be studying the impacts of designating an unspecified 18 acres within Stoneridge Mall for residential uses at a density of 50 to 80 units per acre. Much of that property is owned by SPG. Our comments are focused on ensuring that the EIR studies a complete, stable and finite project description.

1. The EIR must indicate more clearly what land is proposed for residential development within Stoneridge Mall. The NOP references APNs and addresses that encompass the store buildings and existing structured parking (at the former Sears site), and it refers vaguely to "parking lots." The NOP lists 18 acres for redevelopment, whereas there is about twice that amount in open parking lot areas that are not within the areas already zoned mixed use, and these open parking lots straddle parcel lines for properties owned by at least six distinct ownership entities. The project description should clarify which of these areas are proposed to be redeveloped, and the EIR should study the impacts of that development. SPG offers to assist the City with identifying specific areas at Stoneridge Mall.
2. The NOP does not mention the possibility that density bonus units could be developed, even though the City must ministerially approve those additional units when sufficient affordable units are included in the base project. Density bonus units are especially likely given the affordability requirements the City is intending to assign. The City should make a good faith, reasonable projection of how many projects will propose density bonus units and study those additional units in the EIR. Alternatively, if the EIR is to study only 80 units per acre as the maximum, the project description should be revised to specify that the maximum allowable density will be 53 units per acre, such that the current maximum 50% State Law density bonus would result in the 80 units per acre the City proposes to study in the EIR.

¹ Available at

https://static1.squarespace.com/static/60774c0969df227a3b4ab0a6/t/624e281ad5018c40c4dea7bd/1649289250681/21480022+City+of+Pleasanton+NOP_Compressed.pdf

3. The NOP project description does not include the additional redevelopment that will be triggered by redevelopment of the proposed sites into housing. Specifically, the EIR must project how the parking needs of the commercial development at Stoneridge Mall will be met, and study the impacts associated with development of those replacement parking facilities. Similarly, with respect to Stoneridge Mall, the NOP states: “Extent of any potential demolition currently unknown.” The EIR must make a good faith effort to project what demolition will occur, and study the impacts of that demolition.
4. Incorporating more than one affordability level in a single “low income” category in the site inventory does not allow for a complete and accurate project description, since affordability levels may affect at least some of the impact analyses. Because the City has indicated to SPG in connection with its current residential project that the City intends to apply the no net loss law in a way that assigns specific affordability levels to each site, the new Housing Element must identify specific affordability levels. The City cannot omit a description of how specific affordability levels will be distributed at each site, and then surprise developers as they come forward with individual projects by announcing that no net loss requirements would be triggered by previously undisclosed affordability level requirements.
5. In a similar vein, the project description should clarify the number and level of affordability of units per parcel. The Stoneridge site is comprised of six parcels owned by several entities. Other sites may also be comprised of more than one parcel. If, as staff is proposing in connection with SPG’s current residential project, the City will take the position that 100% of the affordable units must be developed in the area that happens to be developed first, the project description should so state. For example, for Stoneridge Mall, the project description should note that though six parcels are listed in the inventory, all the affordable housing is projected to be sited on the first parcel(s) to be developed, and the remaining parcels will then be removed from the housing site inventory. If this approach is not consistent with the position the City intends to take (and we hope it is not), the EIR should confirm that affordable units will be distributed among parcels without regard to the order of development, according to a disclosed formula that provides a reliable measure of equal treatment to each ownership.
6. The EIR must address the feasibility of mitigation in light of the economic consequences of the City’s proposed site inventory. As currently proposed, the Housing Element relies upon the Government Code presumption that high densities can be assumed to be affordable. It includes 100% of the high density units in the site inventory, then indicates the inventory will reflect a total number of units that leaves a “buffer” in case 100% of the high density units are not developed as affordable units. The result is that the actual projection for the high density sites is somewhat less than 100% affordable but likely well over 50% affordable. Deed restricting more than 50% of the units in a project to affordable levels is generally not feasible absent substantial subsidies. Even if such projects were economically feasible to build, it likely would not be economically feasible for them to fund many mitigation measures. The EIR must assess the feasibility of implementing mitigation measures in light of these factors.

7. For sites carried over from the prior cycle, the project description must indicate how the City proposes to create a zoning district that will allow residential units by right for those developers who choose to include 20% affordable, pursuant to Government Code section 65583.2(c). The PUD-MUR district proposed for Stoneridge Mall does not meet this requirement. (We note that some staff reports regarding the new Housing Element stated erroneously that Stoneridge Mall was previously designated for 400 affordable units. To the contrary, the 2015 Housing Element site inventory clearly lists only 88 affordable units at Stoneridge Mall.)
8. Finally, the NOP indicates that a program EIR will be prepared. In order to facilitate development of housing before expiration of the 6th Cycle, the EIR should be as detailed as possible. A conceptual EIR may be appropriate for a project that proposes only broad rules or policies that will be implemented with more specific rules later, but the Housing Element is not such a project. It proposes specific densities on identified sites, making detailed analysis not only possible, but appropriate. A detailed study is necessary to address the project details required by Housing Element law, and to avoid hindering the timely development of housing projects. As stated in CEQA Guideline 15168:

A program EIR will be most helpful in dealing with later activities if it provides a description of planned activities that would implement the program and deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed project description and analysis of the program, many later activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

If, however, the city nonetheless chooses to provide only a conceptual analysis, then the Housing Element must evaluate the constraint that will be created by having to conduct more detailed environmental review later.

Thank you for considering these comments.

Sincerely,



Marie Cooper

cc: Ellen Clark, Community Development Director
Charles Davis, Simon Property Group
Cecily Barclay, Perkins Coie

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**Appendix B:
Supporting Reference Documents**

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B.1 - Resolution No.12-492

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RESOLUTION NO. 12-492

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, ADOPTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS AND THE STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE HOUSING ELEMENT AND ASSOCIATED LAND USE CHANGES AND THE CLIMATE ACTION PLAN AND A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the City of Pleasanton has prepared a Draft Housing Element (and associated land use changes identified in the City Council Agenda Report for the January 4, 2012 City Council meeting) and a Climate Action Plan ("Project") and is considering their adoption; and

WHEREAS, the City, acting as lead agency under the California Environmental Quality Act (CEQA), determined that a Supplemental Environmental Impact Report ("SEIR") was required for the Project (to supplement the City of Pleasanton's 2005-2025 General Plan EIR, which was certified in 2009). The NOP was distributed to all affected/interested agencies, organizations, and persons for a 30-day comment period beginning on August 22, 2011; and

WHEREAS, the City retained ESA to prepare a SEIR pursuant to CEQA for the proposed Project; and

WHEREAS, the City conducted an environmental scoping meeting on September 14, 2011 for members of the public to provide comments on items to be addressed in the EIR; and

WHEREAS, the City completed the Draft SEIR on September 26, 2011, and circulated it to affected public agencies and interested members of the public for the required 45-day public comment period, from September 27, 2011 to November 14, 2011; and

WHEREAS, the Planning Commission held a noticed public hearings on October 26, 2011, during the 45-day public comment period to receive comments on the Draft SEIR; and

WHEREAS, the City has also accepted and responded to comments received during the public comment period regarding the Draft SEIR from public agencies having jurisdiction by law, persons having special expertise with respect to any environmental impacts involved, and other persons and organizations having an interest in the Project; and

WHEREAS, on December 2, 2011, the City published the Final SEIR for the Project consisting of: the Draft SEIR, responses to comments received on the Draft EIR, and the revisions to the EIR considered by the Planning Commission on October 14, 2011; and

WHEREAS, at its noticed public hearing of December 14, 2011, the Planning Commission recommended that the City Council certify the Final EIR as adequate and complete; and

WHEREAS, Section 21000, et. seq., of the Public Resources Code and Section 15000, et. seq., of Title 14 of the California Code of Regulations (the "CEQA Guidelines"), which govern the preparation, content, and processing of environmental impact reports, have been fully implemented in the preparation of the SEIR; and

WHEREAS, on January 4, 2012, the City Council held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the Final SEIR.

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

SECTION 1. The City Council Adopts the CEQA Findings and the Statement of Overriding Considerations prepared for the Final Supplemental Environmental Impact Report ("FSEIR") for the Housing Element, associated land use changes and Climate Action Plan, attached as Exhibit A to this Resolution.

SECTION 2. Pursuant to Public Resources Code section 21081.6, the City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program ("MMRP") attached as Exhibit B to this Resolution, and requires the Project to comply with the mitigation measures contained therein.

SECTION 3. After considering the FSEIR and in conjunction with making these findings, the City Council hereby finds that pursuant to section 15092 et. seq., of Title 14 of the California Code of Regulations (the "CEQA Guidelines") approval of the Project will result in significant effects on the environment; however, the City eliminated or substantially lessened these significant effects where feasible, and has determined that the remaining significant effects are found to be unavoidable under section 15091 and acceptable under section 15093.

SECTION 4. Exhibit A (CEQA Findings and Statement of Overriding Considerations) and Exhibit B (MMRP) of this Resolution provide findings required under Public Resources Code section 21081 and section 15091 of the CEQA Guidelines for significant effects of the Project.

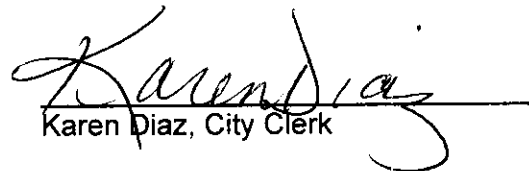
SECTION 5. Exhibit A (CEQA Findings and Statement of Overriding Considerations) of this Resolution provides findings required under Section 15093 of the CEQA Guidelines to approve the Project despite its unmitigated adverse impacts due to overriding considerations. The City has balanced (and hereby does balance) the economic, legal, social, technological, and other benefits of the Project against the unavoidable environmental risks that may result, and finds that the specific economic, legal, social, technological and other benefits outweigh the unavoidable adverse environmental effects, making them acceptable to the City. The City hereby adopts the Statement of Overriding Considerations included as Section II of the findings attached hereto as Exhibit A.

SECTION 6. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on January 4, 2012.

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 4th day of January 2012 by the following vote:

Ayes: Councilmembers Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Noes: None
Absent: None
Abstain: None



Karen Diaz, City Clerk

APPROVED AS TO FORM:



Jonathan P. Lowell, City Attorney

EXHIBIT A
Resolution No. 12-492

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO THE CERTIFICATION OF THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF PLEASANTON'S HOUSING ELEMENT UPDATE (AND RELATED LAND USE AMENDMENTS AND REZONINGS) AND CLIMATE ACTION PLAN

I. STATEMENT OF FINDINGS

The findings and determinations contained herein are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project and the Supplemental EIR ("SEIR"). The findings and determinations constitute the independent findings and determinations by this City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

Although the findings below identify specific pages within the Draft and Final SEIRs in support of various conclusions reached below, the City Council agrees with, and thus incorporates by reference and adopts as its own, the reasoning set forth in both environmental documents, and thus relies on that reasoning, even where not specifically mentioned or cited below, in reaching the conclusions set forth below, except where additional evidence is specifically mentioned. This is especially true with respect to the City Council's approval of all mitigation measures recommended in the Final SEIR, and the reasoning set forth in responses to comments in the Final SEIR. The City Council further intends that if these findings fail to cross-reference or incorporate by reference any other part of these findings, any finding required or permitted to be made by this City Council with respect to any particular subject matter of the Project must be deemed made if it appears in any portion of these findings or findings elsewhere in the record.

A. Organization/Format of Findings

Section I.C of these findings contains a summary description of the proposed project, sets forth the objectives of the proposed project, and provides related background facts. Section I.D describes the record of proceedings associated with the proposed project. Section I.E summarizes the City's environmental review of the proposed project. Section I.I summarizes and makes findings regarding the Project's potential impacts that do not require mitigation measures due to the determination that the impacts would be less than significant. Section I.J describes and makes findings regarding the Project's potentially significant adverse environmental impacts and the mitigation measures that will be imposed to ensure that those impacts would be less than significant. Section I.K describes and makes findings regarding the Project's significant and unavoidable impacts and the mitigation measures that will be imposed to reduce those impacts to the extent feasible. Section I.L discusses and makes findings regarding the project alternatives analyzed in the SEIR. Section I.M discusses and makes findings regarding the Project's growth inducing effects. Section II contains a description of the Project's significant and unavoidable impacts and the City's statement of overriding considerations and related findings demonstrating why the Project's benefits outweigh its significant and unavoidable impacts and thus render them acceptable.

B. Introduction

The SEIR prepared for the Project addresses the environmental impacts associated with the adoption and implementation of the City of Pleasanton Housing Element update and related land use amendment and rezonings, and the adoption of a Climate Action Plan ("CAP") (referred to collectively hereinafter as the "proposed project" or "Project"). The SEIR is a supplement to the City of Pleasanton's General Plan 2005-2025 Program EIR ("General Plan EIR"). These findings, as well as the accompanying Statement of Overriding Considerations in Section II, have been prepared to comply with the requirements of the California Environmental Quality Act ("CEQA") (Pub. Resources Code § 21000 et seq.) and the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.).

In October 2006, two parties--Urban Habitat Program and Sandra De Gregorio--filed a lawsuit styled as *Urban Habitat Program et al. v. City of Pleasanton, et al.*, Case No. RG06293831 ("Urban Habitat Litigation"). In the case, the plaintiffs alleged, among other claims, that the City had failed to implement programs contained in the City's 2003 Housing Element, including Program 19.1 requiring the City to rezone sites for affordable housing, and that certain City ordinances and housing practices, including the City's 29,000-unit "Housing Cap," conflicted with the ability of the City to prepare, adopt and implement an adequate Housing Element as required by State law. The State of California intervened on behalf of the plaintiffs in the Urban Habitat Litigation. In addition to intervening in the Urban Habitat Litigation, the State filed another lawsuit in August 2009 known as *People of the State of California v. City of Pleasanton, et al.*, Case No. RG09469878 ("General Plan/CEQA Litigation") alleging, among other things, that the EIR prepared for the General Plan Update did not comply with the requirements of CEQA in its analysis of Greenhouse Gas ("GHG") emissions.

In August 2010, the City reached an agreement with the parties involved in both the Urban Habitat Litigation and the General Plan/CEQA Litigation over how to address the issues alleged in those actions ("2010 Settlement Agreement"). Under the 2010 Settlement Agreement, the City was obligated to take several actions, many of which have already occurred. For example, the City already has satisfied its obligation under the Settlement Agreement to repeal the City's former Housing Cap. The Settlement Agreement also requires the City to update its Housing Element, complete certain rezonings to accommodate the City's housing obligations, and adopt a Climate Action Plan, all of which are subject to the provisions of CEQA. The Project described below is intended to comply with the provisions of the 2010 Settlement Agreement as well as state law.

C. Project Description and Objectives

1. Project Description

Project Location

The City of Pleasanton is located within Alameda County, one of nine Bay Area counties bordering the San Francisco Bay. The City of Pleasanton is generally bounded to the west by the Pleasanton ridgelands, to the north by Interstate 580 (I-580) and the city of Dublin, to the east by the city of Livermore, and to the south by the San Francisco Water Department lands and other rangelands. Interstate 680 (I-680) bisects the western portion of the City, intersecting I-580 in its northwestern corner. The incorporated city limits of Pleasanton include a

22.4-square mile (14,300-acre) area over which Pleasanton exercises zoning control and police powers.

The Pleasanton Sphere-of-Influence consists of a 42.2-square mile (27,200-acre) area adopted by the Alameda County Local Agency Formation Commission ("LAFCO") and represents the probable ultimate physical boundary and service area of Pleasanton. The Sphere-of-Influence contains unincorporated lands over which Alameda County has zoning control, as well as lands incorporated within the city limits of Pleasanton.

The Pleasanton Planning Area ("Planning Area") encompasses a 75-square mile (48,000-acre) area within which the City designates the future use of lands "bearing a relation to the city's planning."¹ The General Plan Map designates land uses for the entire Planning Area even though much of this land is unincorporated and lies within the jurisdictional authority of Alameda County.

For the purpose of the SEIR, the incorporated area is the project area for the Housing Element and the Draft CAP as policy and programs outlined in these documents would be applied citywide. Because environmental impacts related to the lands designated for residential use on the General Plan land use map were already analyzed adequately in the General Plan EIR (2009) for all issues other than greenhouse gas emissions, the SEIR focuses on the additional sites identified in the Housing Element that could potentially be zoned for residential use (referred to as the "potential sites for rezoning" or "rezoning sites" in the SEIR) as well as greenhouse gas emission impacts of General Plan land uses throughout the General Plan Planning Area. These two project components are discussed further below.

Proposed Housing Element, General Plan Amendment and Rezoning

The first component of the project analyzed in the SEIR is the proposed update to the City of Pleasanton's Housing Element. The Housing Element is a policy document that consists of goals, policies, and programs to guide the City and private and non-profit developers in providing housing for existing and future residents to meet projected housing demand for all economic segments of the community, as required under Government Code § 65580 et seq. (State Housing Element law). State law requires the Housing Element to be updated periodically, usually every seven years. The last update of the Pleasanton Housing Element occurred in 2003.

In order to comply with State Housing Element law the City must expand its inventory of land available for the development of housing for all economic segments of the community. Expansion of this inventory is needed for the City to provide for its share of regional housing needs. Prior to the City's consideration and adoption of the updated Housing Element, the City will have completed a proposed General Plan Amendment and rezoning of up to 17 sites within the City for high density residential development.

Although the City has identified 17 potential sites for rezoning and the SEIR analyzed impacts assuming all 17 were rezoned and developed for residential use, the City intends to amend the General Plan land use designations of and rezone only enough sites to

¹ Definition of "Planning Area" by the Governor's Office of Planning and Research, General Plan Guidelines (1998).

meet the City's Regional Housing Needs Allocation ("RHNA"). The SEIR conservatively analyzes impacts of the development of all the potential sites for rezoning in order to give the City flexibility to select the appropriate opportunity sites to meet the Project objectives. The 17 potential sites for rezoning are listed in Table 3-3 at page 3-14 of the Draft SEIR, and additional information pertaining to Table 3-3 is included on page 2-2 of the Final SEIR. From those 17 sites, the City Council has identified sites 1, 2, 3, 4, 7, 8, 9, 10 and 13 as those to be rezoned to expand its inventory of land available for residential development. In addition to the rezoning of these sites, the applicable General Plan land use designations of and/or Specific Plan(s) associated with these sites will also be amended prior to the City Council's consideration and adoption of the Housing Element update to permit high density residential uses (minimum of 30 dwelling units per acre) which would provide housing opportunity sites with sufficient density to develop lower-income housing units. The General Plan land use designations for sites 2, 3 and 4 will also be amended prior to the City Council's consideration and adoption of the Housing Element update to allow mixed-use development.

Proposed Climate Action Plan

The second component of the SEIR is the proposed City of Pleasanton Climate Action Plan ("CAP"). The CAP serves to outline strategies, goals, and actions to reduce municipal and communitywide GHG emissions. The CAP is structured to ensure that the City does its part to meet the mandates of California's Global Warming Solutions Act of 2006 (AB 32), which directs the state to reduce state-wide GHG emissions to 1990 levels by 2020. The CAP is based on the California Air Resources Board (CARB) recommendation that in order to achieve these reductions, local governments target 2020 municipal and communitywide GHG emissions to be 15 percent below 2005 GHG emissions levels.

The Draft CAP is designed to respect the City's General Plan vision and its goal to become the "greenest" city in California. While several initiatives at the state level will help the City reduce GHG emissions, they alone will not be sufficient to meet the 2020 target recommended by CARB. The CAP provides a roadmap for the City to be proactive in reducing GHGs through a schedule of local actions, designed to enable the City to achieve a 15 percent reduction in GHGs below 2005 levels by 2020.

The City's 2005 baseline emissions are estimated at 770,844 metric tons (MT) of carbon dioxide equivalents (CO₂e). The City's 2020 target of 15 percent below 2005 baseline equates to total annual emissions of 655,218 MT CO₂e, a reduction of 115,626 MT CO₂e below the 2005 baseline.

The Draft CAP includes dozens of strategies and actions measures for reducing GHG emissions associated with transportation and land use, energy consumption and generation, water use and wastewater treatment, and solid waste disposal. For each emissions sector, the Climate Action Plan presents goals, strategies, and specific actions for reducing emissions, along with quantified cost-benefit impacts. An implementation and monitoring plan is also provided.

2. Project Objectives

The proposed Housing Element is an update to the existing adopted General Plan Housing Element, which was adopted by the City Council April 2003. The proposed Housing Element is a statement by the City of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels,

and presents a comprehensive set of housing policies and actions between January 1, 2007 and June 30, 2014.

As discussed above, prior to the City's consideration and adoption of the updated Housing Element, the City will have completed a proposed General Plan Amendment and rezonings of up to 17 sites within the City for high density residential development. These are the related land use amendment and rezonings included in the proposed project.

The following are the project objectives for the 2007-2014 Housing Element and associated General Plan Amendment and rezonings:

- Provide a vision for the City's housing and growth management through 2014;
- Maintain the existing housing stock to serve housing needs;
- Ensure capacity for the development of new housing to meet the RHNA at all income levels;
- Encourage housing development where supported by existing or planned infrastructure, while maintaining existing neighborhood character;
- Encourage, develop and maintain programs and policies to meet projected affordable housing needs;
- Develop a vision for Pleasanton that supports sustainable local, regional and state housing and environmental goals;
- Provide new housing communities with substantial amenities to provide a high quality of life for residents;
- Present the California Department of Housing and Community Development a housing element that meets the requirements of the settlement agreement; and
- Adopt a Housing Element that substantially complies with California Housing Element Law.

The CAP is designed to comply with the 2010 Settlement Agreement, meet the mandates of California's Global Warming Solutions Act of 2006 (AB 32), and respect the City's General Plan vision and its goal to become the "greenest" city in California. The CAP provides a roadmap for the City to be proactive in reducing GHGs through a schedule of local actions, designed to enable the City to achieve a 15 percent reduction in GHGs below 2005 levels by 2020. The CAP includes strategies and measures for reducing GHG emissions associated with transportation and land use, energy consumption and generation, water use and wastewater treatment, and solid waste disposal.

The following are the project objectives for the CAP:

- Provide a vision for the City's sustainable development through 2025 while preserving the City's character;

- Provide the framework to meet the AB32 target of reducing GHG emissions to 1990 levels (or 15 percent below the 2005 baseline, consistent with recommendations provided by the California Air Resource Board);
- Incorporate GHG emissions reduction programs, consistent with the CAP, into the General Plan;
- Serve as an example of environmentally sustainable development to cities throughout California and the country at large;
- Meet the terms of the Settlement Agreement, providing GHG emissions analysis and reduction strategies for the life of the City's General Plan.

(Draft SEIR, pp. 3-20 to 3-21.)

D. Record of the Proceedings

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City Council's decision on the proposed project consists of: (1) matters of common knowledge to the City Council, including but not limited to federal, state, and local laws and regulations; and (2) the following documents that are in the custody of the City of Pleasanton (City) and compiled in accordance with Public Resources Code section 21167.6(e):

- The General Plan EIR
- The 2010 Settlement Agreement
- All notices issued by the City, including but not limited to the Notice of Preparation, Notice of Availability, and Notice of Completion, which were issued by the City in conjunction with the proposed project;
- The Final SEIR (dated December 2011), which includes all written comments submitted by agencies or members of the public during the public comment period on the Draft SEIR (dated September 2011) and responses to those comments and all of the documents referenced therein;
- The Mitigation Monitoring and Reporting Program ("MMRP");
- All proposed decisions, findings and resolutions submitted to and/or adopted by the City in connection with the proposed project, and all documents cited or referred to therein;
- All final reports, studies, memorandums, maps, correspondence, and related documents prepared by the City, or the consultants or responsible or trustee agencies, with respect to: (1) the City's compliance with CEQA; and (2) the City's action on the proposed project;
- All documents submitted to the City by other agencies and by members of the public in connection with the proposed project;
- All documents compiled by the City in connection with the study of the proposed project and the alternatives;

- The testimony and evidence presented at the public scoping meeting and at all public hearings at the Planning Commission and City Council on the environmental document or on the Project.

The location of the documents and other materials, which constitute the record of proceedings, is the City of Pleasanton, Community Development Department, 200 Old Bernal Avenue, Pleasanton, CA 94566. The custodian of the documents constituting the record of proceedings is the Planning Manager.

The City Council has relied on all of the documents listed above in reaching its decision on the Project, even if not every document was formally presented to the City Council or City staff as part of the City files generated in connection with the Project. Without exception, any documents set forth above not found in the Project files fall into one of two categories. Many of them reflect prior planning or legislative decisions with which the City Council was aware in approving the Project. (See *City of Santa Cruz v. Local Agency Formation Commission* (1978) 76 Cal.App.3d 381, 391-392; *Dominey v. Department of Personnel Administration* (1988) 205 Cal.App.3d 729, 738, fn. 6.) Other documents influenced the expert advice provided to City staff or consultants, who then provided advice to the City Council. For that reason, such documents form part of the underlying factual basis for the City Council's decisions relating to the adoption of the Project. (See Pub. Resources Code, § 21167.6, subd. (e)(10); *Browning-Ferris Industries v. Planning Commission of City of San Jose* (1986) 181 Cal.App.3d 852, 866; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 153, 155.)

E. Environmental Review of the Project

Pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") and the CEQA Guidelines, Code of California Regulations, Title XIV, Section 15000 et seq., the City determined that a Supplement to the General Plan EIR (which was certified in July 2009) should be prepared to analyze the potential environmental impact of the Project. As required under CEQA, a Notice of Preparation ("NOP") describing the proposed project and issues to be addressed in the Supplemental EIR ("SEIR") was distributed to responsible agencies, to state agencies through the State Clearinghouse, and other interested parties and posted between May 2, 2011 and May 31, 2011. The Planning Commission held a scoping meeting for the SEIR on May 11, 2011. Subsequently, the scope of the SEIR was expanded to also include analysis of the Climate Action Plan. A revised NOP was prepared for the Project as it is currently proposed (Housing Element and related General Plan Amendment and rezonings, and Climate Action Plan) on August 23, 2011, with a 30-day review period running from August 23 to September 22, 2011. A second scoping meeting was held by the Planning Commission on September 14, 2011.

The Draft Supplemental EIR ("DSEIR") was prepared and circulated for a 45-day public review period beginning September 27, 2011 and ending November 14, 2011. The Planning Commission held a public hearing to receive public input on the DSEIR on October 26, 2011.

Following the close of the public review period, responses to all comments received on the DSEIR during the public review period were prepared, which in some cases required revisions to the DSEIR intended to correct, clarify, and amplify the DSEIR. The response to comments, changes to the DSEIR and additional information have been incorporated into the Final Supplemental EIR ("FSEIR").

CEQA Guidelines section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR but before certification. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect that the project proponent declines to implement. The CEQA Guidelines provide examples of significant new information under this standard. Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications to an adequate EIR. The City finds that although changes have been made to the DSEIR, the FSEIR does not contain significant new information as defined in the CEQA Guidelines and additional recirculation of the SEIR is not required.

F. Certification of the SEIR

In accordance with CEQA Guidelines section 15090(a)(1), the City Council, as lead agency, finds and certifies that the SEIR has been completed in compliance with CEQA and the CEQA Guidelines. The City Council further finds and certifies that it has reviewed and considered the information in the SEIR prior to adopting or approving any element of or entitlement for the Project and that the Final SEIR reflects the City Council’s independent judgment. Similarly, the City Council finds that it has reviewed the record of proceedings and the SEIR prior to approving any element of or entitlement for the Project. By making these findings, the City Council confirms, ratifies and adopts the findings and conclusions of the SEIR, as supplemented and modified by the findings contained herein. The SEIR and these findings represent the independent judgment and analysis of the City and the City Council.

The City Council further certifies that the SEIR is adequate to support the approval/adoption of all Project components.

G. Mitigation Monitoring and Reporting Program

A Mitigation Monitoring and Reporting Program (MMRP), which is included in Table 6-1 of chapter 6 of the Final SEIR, was prepared for the Project and was adopted by the City Council by the same resolution that has adopted these findings. (See Pub. Resources Code, § 21081.6, subd. (a)(1); CEQA Guidelines, § 15097.) The City will use the MMRP to ensure and track compliance with Project mitigation measures. The MMRP will remain available for public review during the compliance period.

H. Findings Required Under CEQA

Public Resources Code section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” Section 21002 also states that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” Section 21002 goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles announced in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code, § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a).) For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that “[c]hanges or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.” (CEQA Guidelines, § 15091, subd. (a)(1).) The second such finding is that “[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.” (CEQA Guidelines, § 15091, subd. (a)(2).) The third potential conclusion is that “[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.” (CEQA Guidelines, § 15091, subd. (a)(3).) Public Resources Code section 21061.1 defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.” CEQA Guidelines section 15364 adds another factor: “legal” considerations. (See also *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 565 (*Goleta II*)).

The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417.) “[F]easibility” under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*Ibid.*; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.)

The CEQA Guidelines do not define the difference between “avoiding” a significant environmental effect and merely “substantially lessening” such an effect. The City must therefore glean the meaning of these terms from the other contexts in which the terms are used. Public Resources Code section 21081, on which CEQA Guidelines section 15091 is based, uses the term “mitigate” rather than “substantially lessen.” The CEQA Guidelines therefore equate “mitigating” with “substantially lessening.” Such an understanding of the statutory term is consistent with the policies underlying CEQA, which include the policy that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such Projects.” (Pub. Resources Code, § 21002.)

For purposes of these findings, the term “avoid” refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less-than-significant level. In contrast, the term “substantially lessen” refers to the effectiveness of such measure or measures to substantially reduce the severity of a significant effect, but not to reduce that effect to a less-than-significant level. These interpretations appear to be mandated by the holding in *Laurel Hills Homeowners Association v. Planning Commission* (1978) 83 Cal.App.3d 515, 519-521, in which the Court of Appeal held that an agency had satisfied its obligation to substantially lessen or avoid significant effects by adopting numerous mitigation measures, not all of which rendered the significant impacts in question less than significant.

Although CEQA Guidelines section 15091 requires only that approving agencies specify that a particular significant effect is “avoid[ed] or substantially lessen[ed],” these findings, for purposes of clarity, in each case will specify whether the effect in question has been reduced to a less-than-significant level, or has simply been substantially lessened but remains significant.

Moreover, although section 15091, read literally, does not require findings to address environmental effects that an EIR identifies as merely “potentially significant,” these findings will nevertheless fully account for all such effects identified in the Final EIR.

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the Project lies with some other agency. (CEQA Guidelines, § 15091, subd. (a), (b).)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project’s “benefits” rendered “acceptable” its “unavoidable adverse environmental effects.” (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b).) The California Supreme Court has stated, “[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Goleta II*, *supra*, 52 Cal.3d at p. 576.)

These findings constitute the City Council members’ best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various proposed mitigation measures outlined in the Final SEIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City Council adopts a resolution approving the Project.

I. No or Less Than Significant Impacts Without Mitigation

Based on the discussion in Sections 4 and 6.E of the Draft SEIR, and other supporting information in the record, the City Council finds that the Project would have no or a less than significant impact associated with the specific issues identified below. As a result, no mitigation measures were determined to be needed to address the following:

1. Aesthetics

The Project would not significantly damage scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings within a state scenic highway. (Draft SEIR, pp. 4.A-15 to 4.A-16; Impact 4.A-2.)

The Project would not significantly degrade the existing visual character or quality of the Planning Area. (Draft SEIR, pp. 4.A-17 to 4.A-19; Impact 4.A-3.)

The Project would not create new sources of substantial light or glare which would adversely affect day or nighttime views in the Planning Area. (Draft SEIR, pp. 4.A-19 to 4.A-21; Impact 4.A-4.)

The Project would not have a cumulatively considerable adverse impact to aesthetic resources. (Draft SEIR, p. 4.A-21; Impact 4.A-5.)

2. Air Quality

The Project would not conflict, directly or cumulatively, with the *Bay Area 2010 Clean Air Plan* because the projected rate of increase in vehicle miles traveled ("VMT") is not greater than the projected rate of increase in population and because implementation of policies included in the Circulation Element of the Pleasanton General Plan 2005-2025 would implement transportation control measures consistent with the *Bay Area 2010 Clean Air Plan*. (Draft SEIR, pp. 4.B-17 to 4.B-26; Impacts 4.B-2, 4.B-3 and 4.B-6.)

3. Biological Resources

The Project would not cause adverse impacts to trees or conflict with any local policies or ordinances protecting biological resources. (Draft SEIR, pp. 4.C-35 to 4.C-36; Impact 4.C-4.)

The Project would not conflict with a habitat conservation plan or natural community conservation plan. (Draft SEIR, p. 4.C-37; Impact 4.C-5.)

The Project would not have a cumulatively considerable adverse impact on biological resources. (Draft SEIR, p. 4.C-38 to 4.C-39; Impact 4.C-6.)

4. Greenhouse Gas Emissions

The Project would not adversely affect greenhouse gas emissions or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions. (Draft SEIR, pp. 4.E-13 to 4.E-19; Impacts 4.E-1 and 4.E-2.)

5. Geological Resources

The Project would not result in any direct or cumulatively considerable significant adverse effects to geological resources. (Draft SEIR, pp. 4.F-17 to 4.F-23; Impacts 4.F-1 through 4.F-6.)

6. Hazards and Hazardous Materials

The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. (Draft SEIR, pp. 4.G-9 to 4.G-11; Impact 4.G-1.)

The Project would not create a significant adverse affect related to hazardous material releases within the vicinity of an existing or proposed school. (Draft SEIR, pp. 4.G-13 to 4.G-14; Impact 4.G-3.)

The Project has no potential to result in a safety hazard for people residing or working in the vicinity of a private airstrip as no such private airstrips exist in the vicinity of the City. (Draft SEIR, p. 4.G-17; Impact 4.G-6.)

The Project would not create a significantly adverse impairment to the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (Draft SEIR, pp. 4.G-18 to 4.G-19; Impact 4.G-7.)

The Project would not create a significantly risk of loss, injury or death involving wildland fires. (Draft SEIR, pp. 4.G-19 to 4.G-20; Impact 4.G-8.)

The Project would not result in a cumulatively considerable adverse hazard or contribute to a cumulative hazardous materials impact. (Draft SEIR, p. 4.G-21; Impact 4.G-9.)

7. Hydrology and Water Quality

The Project would not result in any direct or cumulatively considerable significant adverse affects to hydrological resources or water quality. (Draft SEIR, pp. 4.H-16 to 4.H-24; Impacts 4.H-1 through 4.H-6.)

8. Land Use and Planning

The Project would not result in any direct or cumulatively considerable significant adverse land use and planning impacts. (Draft SEIR, pp. 4.I—7 to 4.I-12; Impacts 4.I-1 through 4.I-4.)

9. Noise

The Project would not result in significant adverse impacts associated with the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels associated with train pass-by events. (Draft SEIR, pp. 4.J-20 to 4.J-21; Impact 4.J-4.)

The Project would not have a cumulatively considerable adverse hazard or contribute to a cumulative construction noise impact at noise-sensitive receptors. (Draft SEIR, p. 4.J-29; Impact 4.J-8.)

10. Population and Housing

The Project would not result in any direct or cumulatively considerable significant adverse population and housing impacts. (Draft SEIR, pp. 4.K-7 to 4.K-13; Impacts 4.K-1 through 4.K-4.)

11. Public Service and Utilities

The Project would not create significant adverse impacts associated with the provision of fire or police protection services or to schools. (Draft SEIR, pp. 4.L-11 to 4.L-13; Impact 4.L-1.)

The Project would not result in significant adverse impacts associated with the construction of wastewater treatment facilities or exceedance of wastewater treatment capacity. (Draft SEIR, pp. 4.L-16 to 4.L-17; Impact 4.L-3.)

The Project would not result in significant adverse solid waste impacts. (Draft SEIR, pp. 4.L-18 to 4.L-19; Impact 4.L-4.)

The project would not result in any cumulatively considerable adverse impact associated with an increased demand for utilities services. (Draft SEIR, p. 4.L-19; Impact 4.L-5.)

12. Recreation

The Project would not result in any direct or cumulatively considerable significant adverse recreation impacts. (Draft SEIR, pp. 4.M-8 to 4.M-11; Impacts 4.M-1 through 4.M-3.)

13. Transportation and Traffic

The Project would not result in any impacts related to changes in air traffic patterns. (Draft SEIR, pp. 4.N-14 to 4.N-16.)

The Project would not result in significant adverse traffic impacts at the local study intersections under existing plus Project conditions. (Draft SEIR, pp. 4.N-16 to 4.N-20; Impact 4.N-1.)

The Project would not result in significant adverse traffic safety hazards for vehicles, bicyclists and pedestrians. (Draft SEIR, pp. 4.N-20 to 4.N-21; Impact 4.N-2.)

The Project would not result in significant adverse traffic impacts related to service calls for emergency vehicles. (Draft SEIR, pp. 4.N-21 to 4.N-22; Impact 4.N-3.)

The Project would not result in significant adverse traffic impacts related to the creation of any inconsistencies with adopted policies, plans, and programs supporting alternative transportation. (Draft SEIR, pp. 4.N-22 to 4.N-24; Impact 4.N-4.)

The Project would not result in significant adverse temporary construction traffic impacts. (Draft SEIR, pp. 4.N-24 to 4.N-25; Impact 4.N-5.)

The Project would not result in any cumulatively considerable significant adverse traffic impacts under cumulative plus Project conditions. (Draft SEIR, pp. 4.N-25 to 4.N-30; Impact 4.N-6.)

14. Agricultural Resources

The Project would have no impacts on agricultural resources and would not result in the loss of forest land or convert forest land to non-forest uses. (Draft SEIR, p. 6-9.)

15. Mineral Resources

The Project would have no impacts on mineral resources. (Draft SEIR, pp. 6-9 to 6-10.)

J. Less Than Significant Impacts With Mitigation Incorporated

The SEIR determined that the Project has potentially significant environmental impacts in the areas discussed below and identified feasible mitigation measures to avoid or substantially reduce some or all of the environmental impacts in these areas. Based on the information and analyses set forth in the Draft and Final SEIRs, all but two of the Project impacts will be avoided or substantially reduced to less than significant with identified feasible mitigation measures incorporated into the Project.

The City Council agrees with the characterization in the SEIR with respect to all impacts initially identified as "significant" or "potentially significant" that would be rendered less

than significant with implementation of the mitigation measures identified in the SEIR and MMRP. In accordance with CEQA Guidelines section 15091(a), a specific finding is made for each impact and its associated mitigation measures in the discussions below. The City Council again ratifies, adopts and incorporates the full analysis, explanation, findings, responses to comments and conclusions of the SEIR.

1. Aesthetics

Impact 4.A-1

Development facilitated by the General Plan Amendment and rezonings could have a potentially adverse effect on a scenic vista.

The SEIR evaluates the impact of the Project related to adverse effects on a scenic vista. New residential housing on the potential sites for rezoning would result in an impact by partially obscuring a scenic vista. If the new residential housing were developed in a manner that obstructs views from a scenic vista from a public area or introduces a visual element that would dominate or upset the quality of a view, this would create a significant impact on a scenic vista. The proposed Housing Element would result in increased intensity and could result in greater bulk and mass of buildings. Views of scenic vistas at Site 7 are currently unavailable. However, Site 7 is currently entitled to allow four-story buildings that could potentially obscure views of the ridgeline west of I-680.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.A-1, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measure indicate that the impact will be reduced to less than significant.

1. Development along scenic corridors would occur in areas that are already densely developed (i.e., Sites 1, 2, and 3), except in the case of Site 7, which would be constructed on currently undeveloped land. The obstruction of views of the ridgeline west of I-680 by development at Site 7 would be considered significant.

2. Implementation of Mitigation Measure 4.A-1 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.A-1 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.A-1: The City shall require that site plans for the proposed Site 7 residential development to incorporate view corridors through the site which maintain views of the ridgelines to the west from Valley Avenue.

Site(s) affected: Site 7.

(Draft SEIR, pp 4.A-13 to 4.A-15.)

2. Air Quality

Impact 4.B-1

Implementation of the General Plan Amendment and rezonings would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation.

The SEIR evaluates the impact of the proposed project related to increased long-term emissions of criteria pollutants that could contribute substantially to an air quality violation. Implementation of the proposed project would allow for the development of up to 3,900 multi-family homes on the potential sites for rezoning. Mixed-use development would be associated with some of the sites and the project could also include infrastructure improvements such as vehicle access, sidewalks, and utility connections. Emissions generated during construction activities include exhaust emissions from heavy duty construction equipment, trucks used to haul construction materials to and from sites, worker vehicle emissions, as well as fugitive dust emissions associated with earth disturbing activities.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.B-1, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measure indicate that the impact will be reduced to less than significant.

1. Construction activities related to the proposed development could result in emissions of pollutants that result in an air quality violation.

2. Implementation of Mitigation Measure 4.B-1 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.B-1 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.B-1: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development. Air quality construction measures shall include Basic Construction Mitigation Measures (BAAQMD, May 2011) and, where construction-related emissions would exceed the applicable thresholds, Additional Construction Mitigation Measures (BAAQMD, May 2011) shall be instituted. The air quality

construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction, access roads, parking areas and staging areas at construction sites.

Site(s) affected: All

(Draft SEIR, pp. 4.B-14 to 4.B-16.)

Impact 4.B-4

Development facilitated by the General Plan Amendment and rezonings could potentially include residential or mixed-use developments that could expose sensitive receptors to substantial health risk from diesel particulate matter ("DPM") and other toxic air contaminants ("TAC") from mobile and stationary sources.

The SEIR evaluates the impact of the proposed project related to the exposure of sensitive receptors to diesel particulate matter (DPM) and other toxic air contaminants (TACs) from mobile and stationary sources. Roadway traffic, especially on Interstates 580 and 680, would be the primary sources of TACs near the potential sites for rezoning. In addition, BAAQMD indicates that there are 40 permitted TAC sources within 1,000 feet of one or more potential sites for rezoning.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.B-4, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Some of the potential sites for rezoning are within areas of concern from the TAC emissions from one or more of the stationary TAC sources. On-road vehicular traffic on nearby highway segments and arterials could also expose new residences on the potential sites for rezoning to TAC sources.

2. Implementation of Mitigation Measure 4.B-4 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.B-4 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.B-4: Reduce Exposure to TACs. On project sites where screening thresholds are exceeded, the following measures shall be implemented for development on all the potential sites for rezoning to reduce exposure to TACs and improve indoor and outdoor air quality:

Indoor Air Quality - In accordance with the recommendations of BAAQMD, appropriate measures shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs to a less than significant level.

Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to PUD approval. The HRA shall be submitted to the Community Development Department for review and approval. The applicant shall implement the approved HRA mitigation measure recommendations, if any, in order to reduce exposure to TACs below BAAQMDs threshold of significance at the time of project approval.

Outdoor Air Quality - To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

Site(s) affected: All

(Draft SEIR, pp. 4.B-21 to 4.B-24; Final SEIR, pp. 2-4 to 2-5.)

Impact 4.B-5

Development facilitated by the proposed General Plan Amendment and rezonings could potentially include residential developments that expose occupants to sources of substantial odors affecting a substantial number of people.

The SEIR evaluates the impact of the proposed project related to the exposure of residents to substantial odors. Existing odor sources in the City of Pleasanton include: (1) sand-and-gravel harvesting areas – including asphalt plants – along Stanley Boulevard; (2) the Dublin-San Ramon Services District sewage treatment plant on Johnson Drive and the treatment ponds and drying beds north of Stoneridge Drive; and (3) the solid waste transfer station on Busch Road.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.B-5, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measure indicate that the impact will be reduced to less than significant.

1. Potential odors from the transfer station could adversely affect areas to be rezoned residential within the one-mile buffer distance (Sites 6, 8, 11, and 14).

2. Implementation of Mitigation Measure 4.B-5 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.B-5 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.B-5: If odor complaints associated with the solid waste transfer station operations are received from future residences of the potential sites for rezoning (Sites 6, 8, 11, and 14), the City shall work with the transfer station owner(s) and operator(s) to ensure that odors are minimized appropriately.

Site(s) affected: Sites 6, 8, 11, 14

(Draft SEIR, pp. 4.B-24 to 4.B-25.)

3. Biological Resources

Impact 4.C-1

Development facilitated by the General Plan Amendment and rezonings could potentially have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the CDFG, or the USFWS.

The SEIR evaluates the impact of the proposed project on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The removal of any trees or other vegetation associated with development under the Housing Element could result in direct losses of nesting habitat, nests, eggs, nestlings, or roosting special-status bats and demolition of unused or underutilized buildings could also impact bats through loss of habitat or by direct mortality. Potentially suitable grassland habitat for Western burrowing owl is also located on a several of the potential sites for rezoning.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.C-1, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. The removal of any trees or other vegetation associated with development under the Housing Element could result in direct losses of nesting habitat, nests, eggs, or nestlings of special-status birds.

2. The removal of any trees or other vegetation or demolition of unused or underutilized buildings could result in direct losses of roosting special-status bats.

3. The destruction of burrowing owl burrows and grassland habitat providing potentially suitable habitat for burrowing owl could result from the proposed project.

4. Implementation of Mitigation Measures C-1a through C1-d set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.C-1 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.C-1a: Pre-construction Breeding Bird Surveys. The City shall ensure that prior to development of all potential sites for rezoning (Sites 1-4, 6-11, 13, 14, and 16-21) and each phase of project activities that have the potential to result in impacts on breeding birds, the project applicant shall take the following steps to avoid direct losses of nests, eggs, and nestlings and indirect impacts to avian breeding success:

If grading or construction activities occur only during the non-breeding season, between August 31 and February 1, no surveys will be required.

Pruning and removal of trees and other vegetation, including grading of grasslands, should occur whenever feasible, outside the breeding season (February 1 through August 31).

During the breeding bird season (February 1 through August 31) a qualified biologist will survey activity sites for nesting raptors and passerine birds not more than 14 days prior to any ground-disturbing activity or vegetation removal. Surveys will include all line-of-sight trees within 500 feet (for raptors) and all vegetation (including bare ground) within 250 feet for all other species.

Based on the results of the surveys, avoidance procedures will be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors) or seasonal avoidance.

Bird nests initiated during construction are presumed to be unaffected, and no buffer would necessary except to avoid direct destruction of a nest or mortality of nestlings.

If pre-construction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs that have been determined to be unoccupied by nesting or other special-status birds may be pruned or removed.

Site(s) affected: Sites 1-4, 6-11, 13, 14, 16-21

4.C-1b: Pre-Construction Bat Surveys. Conditions of approval for building and grading permits issued for demolition and construction on Sites 6, 8, 9, 10, 13, 20, and 21 shall include a requirement for pre-construction special-status bat surveys when large trees are to be removed or underutilized or vacant buildings are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer of 100 feet shall be created around active bat roosts being used for maternity or hibernation purposes. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.

Site(s) affected: Sites 6, 8, 9, 10, 13, 20, 21

4.C-1c: Burrowing Owl Surveys. Conditions of approval for building and grading permits at Site 18 and Site 20 shall require the project applicant to implement the following measures prior to construction initiation.

A qualified biologist shall conduct a combined Phase I and Phase II burrowing owl habitat assessment and burrow survey according to accepted guidelines developed by the Burrowing Owl Consortium and accepted by CDFG. If suitable habitat, i.e. grasslands with short cover and burrows of a size usable by owls and/or owl sign, is not present at a site then the qualified biologist shall prepare a written report to be submitted to CDFG stating the reasons why the site is not considered to be burrowing owl habitat and no further surveys or mitigation are necessary.

If the Phase I and II surveys find that suitable habitat and burrows are present at a site the qualified biologist will conduct Phase III surveys to determine presence or absence of burrowing owls. A minimum of four surveys will be conducted during the breeding season (April 15 to July 15). If owls are not observed then a minimum of four surveys will be conducted during the wintering season. If owls are not observed during either Phase III survey then no further mitigation is generally required, although CDFG may require pre-construction surveys. In either case a Phase IV survey report shall be prepared and submitted to CDFG.

If required, pre-construction surveys for burrowing owl shall be conducted as follows:

A qualified biologist shall conduct a pre-construction survey for burrowing owl if construction occurs during the breeding season (February 1 through August 31). Surveyors shall walk transects no more than 100 feet apart to attain 100 percent visual coverage of all grassland habitats within the project site. Where possible, agricultural or grassland habitats within 300 feet of the project site shall also be surveyed. If owls are not detected during this survey, project work can move forward as proposed.

If owls are detected during this survey, no project activities shall occur within 250 feet of occupied burrows until the breeding season is over, unless owls have not begun laying eggs or juveniles are capable of independent survival.

If project activities will occur during the non-breeding season (September 1 through January 31), a second pre-construction survey shall be conducted for burrowing owl to document wintering owls that have migrated to the project site, as well as breeding owls that may have left the project site. If owls are not detected during this survey, project work can move forward as proposed.

If occupied burrows are detected during this survey and can be avoided, project activities shall not occur within 160 feet of occupied burrows.

If occupied burrows cannot be avoided, one-way doors shall be installed to passively relocate burrowing owls away from active work areas. Two natural burrows or one artificial burrow shall be provided in adjacent grassland habitat for each one-way door installed in an active burrow. One-way doors shall remain in place for 48 hours. The project site shall be monitored daily for up to one week to ensure owls have moved to replacement burrows.

Once unoccupied, burrows shall be excavated by hand and backfilled to prevent owl occupation. When feasible, other unoccupied burrows in ground disturbance area should also be excavated by hand and backfilled. Depending on the California red-legged frog and California tiger salamander Habitat Assessment results the project site may require a pre-construction survey for these species as well before burrows can be collapsed.

Site(s) affected: Sites 18, 20

4.C-1d: Compensatory mitigation for annual grassland habitat providing potentially suitable habitat for burrowing owl. Annual grasslands at Sites 18 and 20 may provide foraging, nesting, or wintering habitat for burrowing owl. If burrowing owls are found to be absent through the surveys prescribed above, then consistent with standard CDFG mitigations standards and ratios, annual grassland habitat at Sites 18 and 20 shall be compensated for at a ratio of 1:1. If burrowing owls are found to be occupying Sites 18 or 20, then compensatory mitigation shall be required at a ratio of 3:1, acres replaced to acres lost. The project applicant may fulfill this obligation by purchasing annual grassland property suitable for, or occupied by, burrowing owl. Such land shall be protected in perpetuity through an endowed conservation easement. Alternatively, the project applicant may purchase credits in an approved mitigation bank for burrowing owl.

Site(s) affected: Sites 18, 20

(Draft SEIR, pp. 4.C-28 to 4.C-32; Final SEIR, p. 2-5.)

Impact 4.C-2

Development facilitated by the General Plan Amendment and rezonings could potentially adversely affect wetlands, streams, or riparian habitat.

The SEIR evaluates the impact of the proposed project on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The proposed

project may have an effect on Arroyo Mocho, Tassajara Creek, Sycamore Creek, and Arroyo del Valle.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.C-2, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Development proposed for areas adjacent to Arroyo Mocho, Tassajara Creek, Sycamore Creek, and Arroyo del Valle may result in degradation of water quality and aquatic habitat; degradation of wetland habitat; and accidental discharge of sediment or toxic materials into wetlands.

2. Implementation of Mitigation Measure 4.C-2 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.C-2 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.C-2: Consistent with the Alameda County Watercourse Protection Ordinance, no new grading or development at Sites 6, 8, 9, 10, 13, 20, or 21 shall be allowed within 20 feet of the edge of riparian vegetation or top of bank, whichever is further from the creek centerline, as delineated by a qualified, City-approved biologist.

Site(s) affected: Sites 6, 8, 9, 10, 13, 20, 21

(Draft SEIR, pp. 4.C-32 to 4.C-34.)

Impact 4.C-3

Development facilitated by the General Plan Amendment and rezonings could potentially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The SEIR evaluates the impact of the proposed project on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measures 4.C-1a through 4.C-1d and 4.C-2, which have been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Development facilitated by the project could potentially interfere with migration and dispersal corridors located along Arroyo Mocho, Tassajara Creek, and Arroyo del Valle, as well as smaller creeks and landscaped areas within the vicinity.

2. Implementation of Mitigation Measures 4.C-1a through 4.C-1d and 4.C-2, listed above under Impacts 4.C-1 and 4.C-2, would reduce the impact to less than significant.

Site(s) affected: Sites 6, 8, 9, 10, 13, 20, 21

4. Cultural Resources

Impact 4.D-2

Development facilitated by the General Plan Amendment and rezonings has the potential to adversely affect archaeological resources.

The SEIR evaluates the impacts of the proposed project on the significance of archaeological resources. Some sites proposed for development may have only been minimally disturbed in the past and they may contain unknown archaeological resources the disturbance of which would therefore cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.D-2, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. While the majority of the potential sites for rezoning identified in the proposed Housing Element are located in the flat valley area and on parcels that have had some level of previous development or disturbance, some sites, such as Sites 6 or 7 may have only been minimally disturbed in the past and, while they are located in the flat valley and are expected to reveal a low

sensitivity for prehistoric sites, they may contain unknown archaeological resources. Site 7, for example, contains a Native American burial ground.

2. Implementation of Mitigation Measure 4.D-2 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.D-2 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.D-2: Prior to the issuance of grading permits for development on the potential sites for rezoning that have not been previously developed or have only experienced minimal disturbance, including Sites 6, 7, 8, and 18, the applicant shall submit to the City an archaeological mitigation program that has been prepared by a licensed archaeologist with input from a Native American Representative.

The applicant shall implement the requirements and measures of this program, which will include, but not be limited to:

Submission of periodic status reports to the City of Pleasanton and the NAHC.

Submission of a final report, matching the format of the final report submitted for CA-Ala-613/H, dated March 2005, to the City and the NAHC.

A qualified archaeologist and the Native American Representative designated by the NAHC will be present on site during the grading and trenching for the foundations, utility services, or other on-site excavation, in order to determine if any bone, shell, or artifacts are uncovered. If human remains are uncovered, the applicant will implement Mitigation Measure 4.D-4, below.

Site(s) affected: Sites 6-8, 18

(Draft SEIR, pp. 4.D-16 to 4.D-17.)

Impact 4.D-3

Development facilitated by the General Plan Amendment and rezonings may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

The SEIR evaluates the impacts of the proposed project related to the potential destruction of unique paleontological resources or a unique geologic feature. The city has moderate paleontological sensitivity and it is possible that paleontological resources could be disturbed during construction activities.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.D-3, which has been

required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Subsurface ground-disturbing activities of the proposed project could have a significant impact on previously unknown unique paleontological resources in the Planning Area.

2. Implementation of Mitigation Measure 4.D-3 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.D-3 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.D-3: In the event that paleontological resources are encountered during the course of development, all construction activity must temporarily cease in the affected area(s) until the uncovered fossils are properly assessed by a qualified paleontologist and subsequent recommendations for appropriate documentation and conservation are evaluated by the Lead Agency. Excavation or disturbance may continue in other areas of the site that are not reasonably suspected to overlie adjacent or additional paleontological resources.

Site(s) affected: All

(Draft SEIR, p. 4.D-18.)

Impact 4.D-4

Development facilitated by the General Plan Amendment and rezonings has the potential to disturb human remains, including those interred outside of formal cemeteries.

The SEIR evaluates the impacts of the proposed project related to the disturbance of human remains, including those interred outside of formal cemeteries.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.D-4, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Subsurface ground-disturbing activities of the proposed project could inadvertently disturb previously unknown human remains.

2. Implementation of Mitigation Measure 4.D-4 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.D-4 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.D-4: In the event that human remains are discovered during grading and construction of development facilities by the Housing Element, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains.

Site(s) affected: All

(Draft SEIR, 4.D-19 to 4.D-20.)

Impact 4.D-5

Development facilitated by the General Plan Amendment and rezonings, in combination with past, present, existing, approved, pending, and reasonably foreseeable future development that would adversely affect historical resources on or adjacent to cumulative project sites, could form a significant cumulative impact to historical resources.

The SEIR evaluates the impacts of the proposed project regarding the potential for past, present, existing, approved, pending, and reasonably foreseeable future development to adversely affect historical resources on or adjacent to cumulative project sites.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.D-5, which has been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. For CEQA purposes, it is conservatively assumed that development facilitated by the proposed Housing Element could result in the demolition of historical resources. Other past, present, existing, approved, pending, and reasonably foreseeable future projects in the City that have, or will have, resulted in the demolition of historical resources could combine with the Housing Element projects to form a significant cumulative impact to historical resources.

2. Implementation of Mitigation Measure 4.D-1a set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.D-5 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.D-1a: On Sites 6 and 21, prior to PUD approval or demolition, whichever occurs first, the project applicant shall have a historic resource evaluation conducted for the homes and outbuildings on Site 6 and for the residence on Site 21, as applicable. If it is determined that a structure is historic, Mitigation Measure 4.D-1b will be required. If the structure is not found to be historic, demolition of the structure will be considered a less than significant impact.

Site(s) affected: Sites 6, 21

(Draft SEIR, p. 4.D-20.)

Impact 4.D-6

Construction resulting from development facilitated by the General Plan Amendment and rezonings, in combination with construction of other past, present, existing, approved, pending, and reasonably foreseeable future development in the vicinity, would cause a significant cumulative impact to currently unknown cultural resources at the site, potentially including an archaeological resource pursuant to CEQA Guidelines section 15064.6 or Public Resources Code section 21083.2(g), or the disturbance of any human remains, including those interred outside of formal cemeteries, as well as paleontological resources.

The SEIR evaluates the impacts of the Project regarding the potential for past, present, existing, approved, pending and reasonably foreseeable future development to adversely affect archaeological and paleontological resources or human remains on or adjacent to cumulative project sites.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measures 4.D-3 and 4.D-4, which are described above and have been required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. For CEQA purposes, it is conservatively assumed that development facilitated by the proposed Housing Element could result in impacts to archeological or paleontological resources. Other past, present, existing, approved, pending, and reasonably foreseeable future projects in the City that have, or will have, resulted in like impacts could combine with the Housing Element projects to form a significant cumulative impact to archeological or paleontological resources.

2. Implementation of Mitigation Measures 4.D-3 and 4.D-4 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.D-6 would be reduced to a less than significant level and are hereby incorporated by reference and described below:

4.D-3: In the event that paleontological resources are encountered during the course of development, all construction activity must temporarily cease in the affected area(s) until the uncovered fossils are properly assessed by a qualified paleontologist and subsequent recommendations for appropriate documentation and conservation are evaluated by the Lead Agency. Excavation or disturbance may continue in other areas of the site that are not reasonably suspected to overlie adjacent or additional paleontological resources.

4.D-4: In the event that human remains are discovered during grading and construction of development facilities by the Housing Element, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains.

Site(s) affected: All

(Draft SEIR, p. 4.D-21.)

5. Hazards and Hazardous Materials

Impact 4.G-2

Development facilitated by the General Plan Amendment and rezonings could accidentally release hazardous materials into the environment, creating a potentially significant hazard to the public or environment.

The SEIR evaluates the impacts of the proposed project through creation of a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Development facilitated by the project could create a significant hazard to the public or the environment through the excavation of contaminated soil or exposure of construction workers to contaminated groundwater.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.G-2 which is required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Remaining and/or previously unidentified contamination may be present on or below ground surface. Encountering contaminated soil, surface water, and groundwater without taking proper precautions during site remediation could result in the exposure of construction workers to hazardous materials and consequently result in associated significant adverse human health and environmental impacts.

2. Implementation of Mitigation Measure 4.G-2 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.G-2 would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.G-2: The City shall ensure that each project applicant retain a qualified environmental consulting firm to prepare a Phase I environmental site assessment in accordance with ASTM E1527-05 which would ensure that the City is aware of any hazardous materials on the site and can require the right course of action. The Phase I shall determine the presence of recognized environmental conditions and provide recommendations for further investigation, if applicable. Prior to receiving a building or grading permit, project applicant shall provide documentation from overseeing agency (e.g., ACEH or RWQCB) that sites with identified contamination have been remediated to levels where no threat to human health or the environment remains for the proposed uses.

Site(s) affected: All

(Draft SEIR, 4.G-11 to 4.G-13.)

Impact 4.G-4

Development facilitated by the General Plan Amendment and rezonings could potentially be located on one or more sites that are included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5, resulting in a hazard to the public or the environment.

The SEIR evaluates the impacts related to the potential for sites proposed for development to be included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5, resulting in a hazard to the public or the environment.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.G-2 which is required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Development of sites known to be contaminated by hazardous materials or wastes would occur on both land currently zoned for residential, as well as the potential sites for rezoning.

2. Implementation of Mitigation Measure 4.G-2, which is listed above under Impact 4. G-2, set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.G-4 would be reduced to a less than significant level and is hereby incorporated by reference.

Site(s) affected: Sites 11, 14

(Draft SEIR, pp. 4.G-15 to 4.G-15.)

Impact 4.G-5

Development facilitated by the General Plan Amendment and rezonings could potentially affect the operations at the Livermore Municipal Airport or present a safety hazard to people residing or working in the vicinity.

The SEIR evaluates the impacts of the proposed project related to the operations at the Livermore Municipal Airport and the potential safety hazards to people residing or working in the vicinity.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.G-5 which is required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Potential sites for rezoning 6, 8, 10, 11, 14, 16, 17, and 21 are located within the boundaries of the Alameda County Airport Land Use Policy Plan's (ALUPP) General Referral Area, which is coterminous with the Alameda County Airport Land Use Commission Hazard Prevention Zone. A land use conflict between the draft ALUPP and the potential sites for rezoning is not anticipated. However, since the revised draft ALUPP has not been adopted, and specific project details for Sites 1-21 are not available, potential safety impacts could occur to people residing or working in the vicinity.

2. Implementation of Mitigation Measure 4.G-5 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.G-5

would be reduced to a less than significant level and is hereby incorporated by reference and described below:

4.G-5

a. Prior to PUD approval for Sites 11 (Kiewit), 14 (Legacy Partners), 6 (Irby-Kaplan-Zia), 8 (Auf de Maur/Richenback), 10 (CarrAmerica), 16 (Vintage Hills Shopping Center), 17 (Axis Community Health), and 21 (4202 Stanley): 1) the project applicant shall submit information to the Director of Community Development demonstrating compliance with the ALUPP, as applicable, including its height guidance; and 2) the Director of Community Development shall forward this information and the proposed PUD development plans to the ALUC for review.

b. Prior to any use permit approval for Sites 11 (Kiewit) and 14 (Legacy Partners): the project applicant shall submit information to the Director of Community Development demonstrating compliance with the ALUPP, as applicable; and 2) the Director of Community Development shall forward this information and the proposed use permit to the ALUC for review.

c. The following condition shall be included in any PUD development approval for all the potential sites for rezoning: Prior to the issuance of a grading permit or building permit, whichever is sooner, the project applicant shall submit verification from the FAA, or other verification to the satisfaction of the City Engineer or Chief Building Official, of compliance with the FAA Part 77 (Form 7460 review) review for construction on the project site.

Site(s) affected: Mitigation Measure 4.G-5a. Sites 6, 8, 10, 11, 14, 16, 17, 21; Mitigation Measure 4.G-5b. Sites 11 and 14; Mitigation Measure 4.G-5c. All Sites.

(Draft SEIR, pp. 4.G-15 to 4.G-17.)

6. Noise

Impact 4.J-1

Development facilitated by the General Plan Amendment and rezonings could potentially increase construction noise levels at sensitive receptors located near construction sites.

The SEIR evaluates the impact of the proposed project related to a substantial temporary increase in noise levels at sensitive receptors located near construction sites.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.J-1 which is required in or

incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Construction activities would include demolition, site preparation, paving, and building construction, in addition to construction for off-site improvements such as roadways, storm drainage, and utilities. Construction would involve the use of heavy equipment (e.g., front loader, graders, haul trucks) in addition to small power tools, generators, and hand tools that would be sources of noise.

2. Implementation of Mitigation Measure 4.J-1 set forth in Table 6-1 of the Final SEIR and listed in the MMRP applies to all potential sites for rezoning and will ensure that Impact 4.J-1 would be reduced to a less than significant level and is hereby incorporated by reference and described below.

4.J-1: In addition to requiring that all project developers comply with the applicable construction noise exposure criteria established within the City's Municipal Code 9.04.100, the City shall require developers on the potential sites for rezoning to implement construction best management practices to reduce construction noise, including:

a. Locate stationary construction equipment as far from adjacent occupied buildings as possible.

b. Select routes for movement of construction-related vehicles and equipment so that noise-sensitive areas, including residences, and outdoor recreation areas, are avoided as much as possible. Include these routes in materials submitted to the City of Pleasanton for approval prior to the issuance of building permits.

c. All site improvements and construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. In addition, no construction shall be allowed on State and federal holidays. If complaints are received regarding the Saturday construction hours, the Community Development Director may modify or revoke the Saturday construction hours. The Community Development Director may allow earlier "start-times" for specific construction activities (e.g., concrete-foundation/floor pouring), if it can be demonstrated to the satisfaction of the Community Development Director that the construction and construction traffic noise will not affect nearby residents.

d. All construction equipment must meet DMV noise standards and shall be equipped with muffling devices.

e. Designate a noise disturbance coordinator who will be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City of Pleasanton. Copies of the construction schedule shall also be posted at nearby noise-sensitive areas.

Site(s) affected: All

(Draft SEIR, pp. 4.J-16 to 4.J-18.)

Impact 4.J-2

Construction associated with development facilitated by the General Plan Amendment and rezonings could potentially generate ground-borne vibration at neighboring sensitive uses.

The SEIR evaluates the impact of the proposed project related to generate ground-borne vibration at neighboring sensitive uses.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.J-2 which is required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Vibration exposure at sensitive uses located near construction sites could exceed the applicable criteria in situations where pile driving or similar vibration-producing activity occurs.

2. Implementation of Mitigation Measure 4.J-2 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.J-2 would be reduced to a less than significant level and is hereby incorporated by reference and described below.

4.J-2: The City shall require developers on the potential sites for rezoning to conduct a vibration study which will estimate vibration levels at neighboring sensitive uses, and if required, provide mitigation efforts needed to satisfy the applicable construction vibration level limit established in Table 4.J-4. It is expected that vibration mitigation for all project sites will be reasonable and feasible.

Site(s) affected: All

(Draft SEIR, 4.J-18 to 4.J-19.)

Impact 4.J-3

Development facilitated by the General Plan Amendment and rezonings could potentially locate residential uses near an existing rail line. Future residents could potentially be exposed to excessive exterior and interior noise exposure from train noise events.

The SEIR evaluates the impact of the proposed project related to the exposure of residents to excessive exterior and interior noise resulting from train noise events.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.J-3 which is required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Train-related noise exposure at Sites 8, 11, 14, 18, and 21, which are in close proximity to the UPRR mainline tracks, may exceed the applicable 70 dB Ldn exterior noise exposure limit and 50 dB Lmax/55 dB Lmax criteria within habitable rooms. As a result, this impact would be potentially significant.

2. Implementation of Mitigation Measure 4.J-3 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.J-3 would be reduced to a less than significant level and is hereby incorporated by reference and described below.

4.J-3: The City shall require project applicants (Sites 8, 11, 14, 18, and 21) to conduct site-specific acoustical assessments to determine train-related noise exposure, impact, and mitigation. Recommendations in the acoustical assessment shall be sufficient to satisfy the applicable City of Pleasanton 70 dB Ldn and 50/55 dB Lmax exterior and interior noise exposure criteria, respectively, using appropriate housing site design and building construction improvements.

Site(s) affected: Sites 8, 11, 14, 18, 21

(Draft SEIR, pp. 4.J-19 to 4.J-20.)

Impact 4.J-5

Development facilitated by the General Plan Amendment and rezonings could potentially generate additional traffic on local area roadways and associated increases in traffic noise exposure relative to existing conditions.

The SEIR evaluates the impact of the proposed project related to the exposure of residents to traffic noise resulting from additional traffic on local area roadways.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measures 4.J-5a through 4.J-5c which are required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Potentially significant, project-related traffic noise level increase of 1 dB is established along Hopyard Road between West Las Positas Boulevard and Valley Avenue and Stoneridge Drive between West Las Positas Boulevard and Santa Rita Road, which may increase traffic noise exposure to above 60 dB Ldn within single-family residential backyards. Development adjacent to several roadways may experience traffic noise exposure in excess of 65 dB, potentially resulting in interior noise exposure of 45 dB Ldn or higher within some project buildings.

2. Implementation of Mitigation Measures 4.J-5a through 4.J-5c set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.J-5 would be reduced to a less than significant level and are hereby incorporated by reference and described below.

4.J-5a: Prior to PUD approval, if a potential site for rezoning would add traffic noise in excess of 55 dBA as described in Table 4.J-6, the project applicant shall conduct an off-site noise study to determine the project's contribution to off-site roadway noise and contribute its fair-share to mitigate the established noise impact.

4.J-5b: Any residential or office buildings shall be built to California's interior-noise insulation standard so that interior traffic noise exposure does not exceed 45 dB Ldn. Before building permits are issued, the project applicant shall be required to submit an acoustical analysis demonstrating that the buildings have been designed to limit interior traffic noise exposure to a level of 45 dB Ldn/CNEL or less.

4.J-5c: Any locations of outdoor activity for sensitive uses associated with the project site shall be designed so that the noise exposure from traffic does not exceed 65 dB Ldn at these activity areas. This shall be done thru site orientation (i.e., location of activity areas away from roadways or shielded by project buildings) or with the inclusion of appropriate noise barriers. Prior to PUD approval, the project applicant shall be required to submit an acoustical analysis demonstrating that outdoor activity spaces associated with sensitive uses do not exceed 65 dB Ldn within these spaces.

Site(s) affected: All

(Draft SEIR, pp. 4.J-21 to 4.J-26.)

Impact 4.J-6

Development facilitated by the General Plan Amendment and rezonings could potentially be affected by existing, stationary (non-transportation) noise sources that would exceed the applicable City of Pleasanton Municipal Code criteria.

The SEIR evaluates the impact of the proposed project related to the exposure of residents to stationary (non-transportation) noise sources that would exceed the applicable City of Pleasanton Municipal Code criteria.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measures 4.J-6a through 4.J-6c which are required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Noise from stationary (non-transportation) sources in the vicinity of all the potential sites for rezoning could exceed the applicable 60 dB Lmax exterior noise exposure limit established within the City Municipal Code. Some areas adjacent to industrial/commercial areas could be subject to loading noise and late or 24-hour operations noise.

2. Implementation of Mitigation Measures 4.J-6a through 4.J-6c set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.J-6 would be reduced to a less than significant level and are hereby incorporated by reference and described below.

4.J-6a: For all of the potential sites for rezoning the City shall require site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding non-transportation sources. Noise exposure shall be mitigated to satisfy the applicable City Code criterion using appropriate housing site design.

4.J-6b: For Site 14 the City shall require a site-specific acoustical assessment to determine noise from quarrying noise sources. Recommendations in the acoustical assessment shall be sufficient to satisfy the applicable City of Pleasanton 70 dB Ldn and 50/55 dB Lmax exterior and interior noise exposure criteria, respectively.

4.J-6c: For all of the potential sites for rezoning, the City shall require a noise disclosures and noise complaint procedures for new residents at the project site. The requirement shall include a) a disclosure of potential noise sources in the project vicinity; b) establish procedures and a contact phone number for a site manager the residents can call to address any noise complaints.

Site(s) affected: Mitigation Measure 4.J-6a All Sites; Mitigation Measure 4.J-6b - Site 14; Mitigation Measure 4.J-6c -All Sites.

(Draft SEIR, pp. 4.J-26 to 4.J-27.)

Impact 4.J-7

Development facilitated by the General Plan Amendment and rezonings could potentially be exposed to aircraft noise associated with the closest airport which would exceed the applicable noise exposure criteria.

The SEIR evaluates the impact of the proposed project related to the exposure of residents to aircraft noise associated with the Livermore Municipal Airport, which would exceed the applicable noise exposure criteria.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.J-7 which is required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Aircraft/airport noise exposure associated with Livermore Municipal Airport is expected to be well below 60 dB Ldn at the closest potential site for rezoning (Site 14). Additionally, interior aircraft-related noise exposure is not expected to exceed the applicable 45 dB Ldn criterion. However, maximum noise levels from aircraft departures to the west may exceed the applicable 50/55 dB Lmax criteria within habitable rooms.

2. Implementation of Mitigation Measure 4.J-7 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.J-7 would be reduced to a less than significant level and is hereby incorporated by reference and described below.

4.J-7: For residential developments at Sites 11 and 14 near the left-hand pattern of Runway 25L, the City shall require a site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding aircraft single events. The assessments shall include the collection of aircraft single-event noise level data for no less than 48-hours on or in the vicinity of the given housing areas. If needed, aircraft-related single-event noise exposure shall be mitigated to satisfy the applicable City of Pleasanton Code criteria of 50 dB Lmax (bedrooms) and 55 dB Lmax (other habitable rooms) using acoustically rated construction materials/systems.

Site(s) affected: Sites 11, 14

(Draft SEIR, p. 4.J-28.)

Impact 4.J-9

Development facilitated by the General Plan Amendment and rezonings in combination with other foreseen projects in the city could potentially produce a significant cumulative increase in traffic noise exposure under the project scenario.

The SEIR evaluates the impact of the proposed project related to the exposure of residents to traffic noise resulting from additional traffic on local area roadways in combination with other foreseen projects in the city.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.J-9 which is required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Cumulative traffic noise level increases would be significant along Busch Road north of Valley Avenue and Valley Avenue south of Bernal Avenue. Potentially significant, cumulatively considerable, project-related traffic noise level increase of 1 dB is established along Stoneridge Drive between Johnson Drive and Hopyard Road, and Hopyard Road between Stoneridge Drive and West Las Positas Boulevard. In these cases, the project-related increases, although not in excess of the established City of Pleasanton General Plan significance threshold (5+ dB), may increase traffic noise exposure to above the City's 60 dB Ldn limit within neighboring single-family residential backyards.

2. Implementation of Mitigation Measure 4.J-9 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.J-9 would be reduced to a less than significant level and is hereby incorporated by reference and described below.

4.J-9: Prior to PUD approval, if a potential site for rezoning would add traffic noise in excess of 55 dBA as described in Table 4.J-7, the project applicant shall conduct an off-site noise study to determine the project's contribution to off-site roadway noise and contribute its fair-share to mitigate the established noise impact.

Site(s) affected: All

(Draft SEIR, pp. 4.J-29 to 4.J-34.)

Impact 4.J-10

Development facilitated by the General Plan Amendment and rezonings could potentially locate residential uses or mixed-use buildings near an existing highway, arterial, or collector roadway, exposing future residents to excessive exterior and interior traffic noise exposure.

The SEIR evaluates the impact of the proposed project related to the exposure of residents to excessive exterior and interior noise resulting from locating potential residential or mixed-use buildings near existing highways, arterials, or collector roadways.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measures 4.J-5b and 4.J-5c which are required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Noise exposure at the closest project housing sites to Interstates 580 and 680 (i.e., Sites 1, 2, and 7) is expected to be as-high-as 85 dB Ldn given future increases in traffic volumes (without significant decreases in speed) and elevated receiver locations (e.g., upper-floor building facades). Future traffic noise exposure at project sites along Owens, West Las Positas, First, Stanley, Bernal, and Sunol may be as-high-as 61-67 dB Ldn (setback of 100 feet from center of roadway). Upper-floor building facades at these sites could experience traffic noise as-high-as 71 dB Ldn (4 dB above that at the ground-floor) at these locations. This exterior noise exposure would be expected to exceed the City's 65 dB Ldn exterior noise exposure limit for multi-family residential uses.

2. Implementation of Mitigation Measures 4.J-5b and 4.J-5c, listed above under Impact 4.J-5, set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.J-10 would be reduced to a less than significant level and are hereby incorporated by reference and described below.

4.J-5b: Any residential or office buildings shall be built to California's interior-noise insulation standard so that interior traffic noise exposure does not exceed 45 dB Ldn. Before building permits are issued, the project applicant shall be required to submit an acoustical analysis demonstrating that the buildings have been designed to limit interior traffic noise exposure to a level of 45 dB Ldn/CNEL or less.

4.J-5c: Any locations of outdoor activity for sensitive uses associated with the project site shall be designed so that the noise exposure from traffic does not

exceed 65 dB Ldn at these activity areas. This shall be done thru site orientation (i.e., location of activity areas away from roadways or shielded by project buildings) or with the inclusion of appropriate noise barriers. Prior to PUD approval, the project applicant shall be required to submit an acoustical analysis demonstrating that outdoor activity spaces associated with sensitive uses do not exceed 65 dB Ldn within these spaces.

Site(s) affected: All

(Draft SEIR, pp. 4.J-35 to 4.J-36.)

7. Public Services and Utilities

Impact 4.L-2

Development facilitated by the General Plan Amendment and rezonings could potentially require new or expanded water supply resources or entitlements.

The SEIR evaluates the impact of the proposed project related to the potential need for new or expanded water supply resources or entitlements. New housing development as facilitated on the potential sites for rezoning by the proposed Housing Element would increase demand for water and could require new water supply sources.

Significance Before Mitigation: Significant

Significance After Mitigation: Less than Significant

Finding: Changes or alterations have been required in or incorporated into the Project that would avoid or substantially lessen the significant environmental effect as identified in the SEIR. Mitigation Measure 4.L-2 which is required in or incorporated into the Project, will reduce the significant environmental impact to a less than significant level.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will be reduced to less than significant.

1. Future water demand resulting from new development has been addressed by Zone 7's capital improvement projects to secure more water. In order to meet future needs, Zone 7 plans to improve conveyance, storage, and groundwater recharge and extraction facilities to accommodate the growth outlined in its customers' general plans, which include the City of Pleasanton and the proposed Housing Element. To further ensure supply is adequate, the City has developed a Condition of Approval in the 2011 WSA for residential development on the potential sites for rezoning.

2. Implementation of Mitigation Measure 4.L-2 set forth in Table 6-1 of the Final SEIR and listed in the MMRP will ensure that Impact 4.L-2 would be reduced to a less than significant level and is hereby incorporated by reference and described below.

4.L-2: Prior to the recordation of a Final Map, the issuance of a grading permit, the issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7

Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand. This approval does not guarantee the availability of sufficient water capacity to serve the project.

Site(s) affected: All

(Draft SEIR, pp. 4.L-13 to 4.L-16.)

K. Significant Impacts That Cannot be Mitigated to a Less Than Significant Level

The following significant impacts cannot be mitigated to a less-than-significant level, even with the implementation of the identified mitigation measures set forth below. No mitigation is feasible that would mitigate these impacts to a less-than-significant level. The City has determined that the impacts identified below are acceptable because of overriding economic, legal, social or other considerations, as described in the Statement of Overriding Considerations. As required by CEQA, a Statement of Overriding Considerations is presented in Section II below in addition to these findings.

1. Cultural Resources

Impact 4.D-1

Development facilitated by the General Plan Amendment and rezonings has the potential to adversely change the significance of historical resources.

The SEIR evaluates the impact of the proposed project related to the potential to adversely change the significance of historical resources. Construction activities such as grading and excavation associated with development on the potential sites for rezoning identified in the proposed Housing Element could potentially affect known historic or cultural resources. Specifically, Site 6 is the location of an ice house and farmhouse complex that may be historic as they are more than 50 years old and Site 21 includes an early 20th century home within an historic neighborhood identified in the General Plan.

Significance Before Mitigation: Significant

Significance After Mitigation: Significant and Unavoidable

Finding: Changes or alterations have been required in or incorporated into the Project, however, the changes would not reduce this impact to a less than significant level. Mitigation Measures 4.D-1a and 4.D-1b are required in or incorporated into the Project.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will not be reduced to less than significant.

1. Cultural resources would be directly adversely affected by development on the potential sites for rezoning if they are demolished to make way for new housing, or indirectly affected, through incompatible design of new development adjacent to the resource.

2. Mitigation Measures 4.D-1a and 4.D-1b include the requirement for a historic resource evaluation at Sites 6 and 21. Mitigation Measure D-1a and D-1b as set forth in Table 6-1 of the Final EIR and listed in the MMRP are hereby incorporated by reference and described below:

4.D-1a: On Sites 6 and 21, prior to PUD approval or demolition, whichever comes first, the project applicant shall have a historic resource evaluation conducted for the ice house and farmhouse on Site 6 and for the residence on Site 21 as applicable. If it is determined that a structure is historic, Mitigation Measure 4.D-1b will be required. If a structure is not found to be historic, demolition of the structure will be considered a less than significant impact.

4.D-1b: If the historic resources evaluation determines that Site 6 or 21 contains a historic resource, prior to demolition, the structure shall be documented according to Historic American Building Survey (HABS) standards. These standards include large format black and white photographs, an historical narrative describing the architectural and historical characteristics of the building, and measured drawings (or reproduced existing drawings if available). The HABS documentation shall be archived at the City of Pleasanton Planning Department and the City of Pleasanton Public Library.

3. Implementation of Mitigation Measures 4.D-1a and 4.D-1b would not reduce the impact to less than significant as demolition of the structures on Site 6 and 21 could result in an adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

(Draft SEIR, pp. 4.D-15 to 4.D-16.)

2. Transportation and Traffic

Impact 4.N-7

Development facilitated by the General Plan Amendment and rezonings could potentially add traffic to the regional roadway network to the point at which they would operate unacceptably under Cumulative plus Project conditions.

The SEIR evaluates the impact of the proposed project related to the potential to add traffic to the regional roadway network to the point at which they would operate unacceptably under Cumulative plus Project conditions.

Significance Before Mitigation: Significant

Significance After Mitigation: Significant and Unavoidable

Finding: Changes or alterations have been required in or incorporated into the Project, however, the changes would not reduce this impact to a less than significant level. Mitigation Measure 4.N-7 is required in or incorporated into the Project.

Facts in Support of Finding: The following facts and mitigation measures indicate that the impact will not be reduced to less than significant.

1. Implementation of the proposed Housing Element would result in a significant impact related to capacity overloads to Sunol Boulevard (First Street) under Year 2015 and 2035 conditions and Hopyard Road under 2035 conditions. Under 2015 conditions, traffic generated by development facilitated on potential rezoning sites would further degrade the existing LOS F on Sunol Boulevard between Vineyard Avenue and Stanley Boulevard during the p.m. peak hour and increase the volume-to-capacity (V/C) ratio by more than 0.03. Under 2035 conditions, the V/C ratio would increase by more than 0.03 on the same segment of Sunol Boulevard and on Hopyard Road between Owens Drive and I-580.

2. Existing development surrounding these roadways would need to be removed in order to widen them, rendering such widening infeasible.

3. Improvements to nearby parallel corridors which would increase their capacity thresholds could create more attractive alternative routes and provide additional capacity, lessen the traffic volume on Sunol Boulevard and Hopyard Road.

4. Mitigation Measure 4.N-7 set forth in Table 6-1 of the Final EIR and listed in the MMRP is hereby incorporated by reference and described below:

4.N-7: Prior to issuance of building permit(s), the City shall require developers on the potential sites for rezoning to contribute fair-share funds through the payment of the City of Pleasanton and Tri-Valley Regional traffic impact fees to help fund future improvements to local and regional roadways.

5. Implementation of Mitigation Measure N-7 would not reduce the impact to less than significant because the City cannot be assured that collected funds would be spent to specifically improve Sunol Boulevard or parallel corridors as they are collected by the regional agency; therefore, the impact would remain significant and unavoidable.

(Draft SEIR, pp. 4.N-30-4.N-32.)

L. Alternatives

CEQA Guidelines section 15126(a) requires that an EIR describe a reasonable range of alternatives that would obtain most of the basic project objectives but would avoid or substantially lessen any of the significant environmental effects of the Project and that the EIR evaluate the comparative merits of the alternatives. Case law indicates that the lead agency has the discretion to determine how many alternatives constitute a reasonable range (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 56); and that an EIR need not present alternatives that are incompatible with fundamental project objectives (*Save San Francisco Bay Association v. San Francisco Bay Conservation & Development Commission* (1992) 10 Cal.App.4th 908). CEQA Guideline section 15126.6(f) states that the range of

alternatives required in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.

Additionally, CEQA Guidelines section 15126.6(a) provides that an EIR need not consider alternatives that are infeasible. CEQA Guidelines section 15126.6(f)(1) provide that among the factors that may be taken into account when addressing the feasibility of alternative are “site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site.”

Where a lead agency has determined that, even after the adoption of all feasible mitigation measures, a project will still cause one or more significant environmental effects that cannot be substantially lessened or avoided, the agency, prior to approving the project as mitigated, must first determine whether, with respect to such impacts, there remain any project alternatives that are both environmentally superior and feasible within the meaning of CEQA. Although an EIR must evaluate this range of potentially feasible alternatives, an alternative may ultimately be deemed by the lead agency to be “infeasible” if it fails to fully promote the lead agency’s underlying goals and objectives with respect to the project.

Under CEQA Guidelines section 15126.6, the alternatives to be discussed in detail in an EIR should be able to “feasibly attain most of the basic objectives of the project[.]” For this reason, the Project Objectives described above provided the framework for defining possible alternatives. Additionally, the City must meet the objectives outlined in the 2010 Settlement agreement, and the alternatives addressed in the SEIR meet those basic objectives.

The significant impacts of the proposed project are related to the residential development needed to meet identified objectives, both for the provision of housing to meet the needs of all economic segments of the community and to reduce vehicle miles travelled by improving the City’s jobs/housing balance. Thus, project alternatives, except the required No Project Alternative, are various means of increasing local housing opportunities.

The City finds that that a good faith effort was made to evaluate all feasible alternatives in the EIR that are reasonable alternatives to the General Plan Amendment and rezoning project, and that could feasibly obtain the basic objectives of the project. As a result, the scope of alternatives analyzed in the EIR is not unduly limited or narrow. The City also finds that all reasonable alternatives were reviewed, analyzed, and discussed in the review process of the EIR.

No Project Alternative

The No Project Alternative would result in development consistent with the City’s existing General Plan, and leave the City’s previous Housing Element in place. That previous element does not address housing needs for the current 2007-2014 planning period. State law requires that the Housing Element be updated to address housing needs for all economic segments of the community for the current 2007-2014 planning period.

Although State law requires the City to adopt a Housing Element that responds to RHNA, the existing Housing element addressed in the No Project Alternative assumes buildout of no more than 2,157 units under the existing Housing Element. This includes the 319 housing units constructed between 2007 and 2010, 82 units currently under construction, 1,321 units with approvals, 158 potential units on residentially zoned land, and 870 that could be

accommodated due to the Hacienda Rezoning. However, this alternative would not result in additional housing units beyond the 1,128 units that have already been constructed in the City before 2014.

Since the City must plan for its RHNA allocation and implement actions to comply with that allocation pursuant to the 2010 Settlement Agreement, it is not legally permissible to select the No Project Alternative, thus ignoring the proposed Housing Element and the need to rezone enough of the potential sites for rezoning to meet the RHNA mandated figure. Further, the No Project Alternative would not meet the requirements of the 2010 Settlement Agreement, which requires the City to adopt a Housing Element for the 2007-2014 planning period within 90-days of receiving comments from the Department of Housing and Community Development.

Under the No Project Alternative, the Draft CAP would not be adopted and its GHG reduction measures would not be implemented. For Pleasanton, this means that it would not meet the goals AB 32, of 15 percent below 2005 baseline by 2020 (306,311 MT CO₂e below base line). However, even under the No Project Alternative, the City would get credit from several high-impact state-wide measures including in the AB 32 Scoping Plan, which are estimated to be 194,017 MT CO₂e. With the addition of projected impact of rising fuel prices on driving behavior described in the Draft CAP, which is estimated to translates to a equivalent to annual emissions reductions of 18,729 MT CO₂e, Pleasanton would left with the challenge of reducing city-wide emissions by an additional 93,585 MT CO₂e per year below business-as-usual by 2020 under the No Project Alternative.

Finding: The City Council finds that this alternative is infeasible in that it would not meet many of the objectives for the Housing Element and associated General Plan amendment and rezonings to increase the City's inventory of land available for the development of housing to ensure capacity for the development of new housing to meet the RNHA at all income levels. Further, the No Project Alternative would not meet the requirements of the 2010 Settlement Agreement, which requires that the City adopt a new Housing Element and all related General Plan amendments and rezonings and a Climate Action Plan by February 17, 2012.

Alternative 1, Large Properties

Alternative 1, Large Properties, would result in the development of a total of 2,232 housing units to fulfill 100 percent of the RHNA and improve Pleasanton's jobs/housing balance as a means of reducing greenhouse emissions. Like the proposed project, Alternative 1 would include rezoning to accommodate future residential growth. Alternative 1 would rezone 8 of the 17 potential sites, specifically the sites that could accommodate larger developments. The larger properties could more easily address neighborhood compatibility issues through site design, and also provide high quality open space as other amenities. Alternative 1 would permit residential development on:

- Site 1 BART Site with 300 units
- Site 3 Stoneridge Mall with 300 units
- Site 6 Irby-Kaplan-Zia with 180 units
- Site 7 Gateway with 279 units

- Site 8 Auf de Mar/ Rickenback with 345 units
- Site 10 CarrAmerica with 252 units
- Site 11 Kiewit with 300 units
- Site 14 Legacy Partners with 276 units

The same mixed use and single-family residential development assumptions, and acreage assumptions as shown in Table 3-3 of the SEIR apply to this Alternative.

Finding: The City Council finds that this alternative is infeasible in that it would provide no significant advantage from an environmental standpoint over the proposed project. While Alternative 1 would satisfy all of the Project Objectives, impacts to cultural resources and transportation and traffic would remain significant and unavoidable with this alternative. Other environmental resources would result in less than significant impacts, similar to the proposed project.

Alternative 2, Transit Oriented

Alternative 2, Transit Oriented, would result in the development of a total of 2,324 housing units to fulfill 100 percent of the RHNA and improve Pleasanton's jobs/housing balance as a means of reducing greenhouse emissions. Like the proposed project, Alternative 2 would include rezoning to accommodate future residential growth. Rather than focusing on larger properties as in the Large Properties Alternative, the Transit Oriented Alternative would focus on sites in proximity to transit for rezoning to residential use. Alternative 2 would rezone 11 of the 17 potential sites, specifically the sites that are closest to the BART stations and the Route 10 transit corridor, a bus line with 15-minute headways. The Kiewit and Legacy sites (Sites 11 and 14) could also be served by a future ACE train station. Alternative 2 would allow residential development on:

- Site 1 BART Site with 249 units
- Site 2 Sheraton with 99 units
- Site 3 Stoneridge Mall with 300 units
- Site 4 Kaiser with 183 units
- Site 6 Irby-Kaplan-Zia with 138 units
- Site 8 Auf de Mar/ Rickenback with 345 units
- Site 9 Nearon with 168 units
- Site 10 CarrAmerica with 252 units
- Site 11 Kiewit with 300 units
- Site 14 Legacy Partners with 276 units

- Site 17 Axis Community Health with 14 units

The same mixed use and single-family residential development assumptions, and acreage assumptions as shown in Table 3-3 of the SEIR apply to this Alternative.

Finding: The City Council finds that this alternative is infeasible in that it would provide no significant advantage from an environmental standpoint over the proposed project. While Alternative 2 would satisfy all of the Project Objectives, impacts to cultural resources and transportation and traffic would remain significant and unavoidable with this alternative. Other environmental resources would result in less than significant impacts, similar to the proposed project.

Alternative 3, Excludes East Pleasanton

Alternative 3, Excludes East Pleasanton, would result in the development of a total of 2,200 housing units to fulfill 100 percent of the RHNA and improve Pleasanton's jobs/housing balance as a means of reducing greenhouse emissions. Like the proposed project, Alternative 3 would include rezoning to accommodate future residential growth, but excludes properties 11 and 14 which have been included in the plan area for the East Pleasanton Specific Plan, as well as Sites 2, 4, 18, 19, 20 and 21, which are smaller sites. Alternative 3 would rezone 9 of the 17 potential sites, specifically the sites that could accommodate larger developments and would include one downtown residential site to increase vitality in the downtown area. Alternative 3 would allow residential development on:

- Site 1 BART Site with 300249 units
- Site 3 Stoneridge Mall with 300 units
- Site 6 Irby-Kaplan-Zia with 270 units
- Site 7 Gateway with 279 units
- Site 8 Auf de Mar/ Rickenback with 345 units
- Site 9 Nearon with 150 units
- Site 10 CarrAmerica with 252 units
- Site 13 CM Capital Properties with 290 units
- Site 17 Axis Community Health with 14 units

The same mixed use and single-family residential development assumptions, and acreage assumptions as shown in Table 3-3 of the SEIR apply to this Alternative.

Finding: The City Council finds that this alternative is infeasible in that it would provide no significant advantage from an environmental standpoint over the proposed project. While Alternative 3 would satisfy all of the Project Objectives, impacts to cultural resources and transportation and traffic would remain significant and unavoidable with this alternative. Other environmental resources would result in less than significant impacts, similar to the proposed project.

Alternative 4, Increased Density

Alternative 4, Increased Density, would result in the development of a total of 3,900 housing units to fulfill 100 percent of the RHNA and improve Pleasanton's jobs/housing balance as a means of reducing greenhouse emissions. This alternative evaluates increased density on all the potential sites for rezoning, in the event that the City wishes to consider a higher density on one or more of the 17 sites.

The same mixed use and single-family residential development assumptions, and acreage assumptions as shown in Table 3-3 of the SEIR apply to this Alternative.

Finding: The City Council finds that this alternative is infeasible in that it would provide no significant advantage from an environmental standpoint and would not further attainment of all of the Project objectives. Specifically, because this alternative would allow maximum development on each of the potential sites for rezoning it would not meet the objectives related to sustainable growth, such as encouraging housing development where supported by existing or planned infrastructure while maintaining existing neighborhood character; it would not develop a plan for Pleasanton that supports sustainable local, regional, and state housing and environmental goals; and it would not provide new housing communities with substantial amenities to provide a high quality of life. Further, impacts to cultural resources and transportation and traffic would remain significant and unavoidable with this alternative. Other environmental resources would be less than significant impacted, similar to the proposed General Plan Amendment and rezonings.

Environmentally Superior Alternative

Alternative 2, Transit Oriented development, would be the environmentally superior alternative given its reduced residential development potential and associated environmental effects (as compared to development under the proposed development of all the potential sites for rezoning). Additionally, this alternative would not directly result in the significant and unavoidable impact on Site 21 related to demolition of a potentially significant cultural resource. The significant and unavoidable transportation impact on a regional roadway (Sunol Boulevard and Hopyard Road) for which the City would not be the Lead Agency for mitigation implementation would remain under this alternative. Further, the Transit Oriented Alternative meets all the key objectives and goals of the Housing Element and CAP, namely it would ensure capacity for the development of new housing to meet the RHNA at all income levels or present the California Department of Housing and Community Development a housing element that meets the requirements of the settlement agreement, as well as reduce GHG emissions from vehicle miles traveled (VMT) through strategic rezonings. For these reasons, Alternative 2 is determined to be the Environmentally Superior Alternative.

M. Growth-Inducing Effects

A project may be growth-inducing if it directly or indirectly fosters economic or population growth or additional housing, removes obstacles to growth, taxes community service facilities, or encourages or facilitates other activities that cause significant environmental effects. (CEQA Guidelines Section 15126(g).)

Under CEQA, induced growth is not considered necessarily detrimental or beneficial. Induced growth is considered a significant impact only if it directly or indirectly

affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth could significantly affect the environment in some other way.

Chapter 6, Section A of the EIR provides an analysis of growth inducement effects of the proposed project, as required by CEQA Guidelines section 15126.2(d). By its very nature, a Housing Element is intended to be growth inducing. Based on Government Code section 65300, a Housing Element is intended to provide plans and programs to meet identified housing needs, including facilitating new residential development to meet the City's share of projected regional housing needs for all economic segments of the community. While a Housing Element does not propose any specific residential development projects, it does facilitate future population growth of the city that would result in indirect growth-inducing effects. By adopting a Housing Element, a city is setting the ground rules for future residential growth and development within its jurisdiction.

Accordingly, the City Council finds that the Project, specifically the Housing Element component thereof, would indirectly facilitate population growth in relation to the future residential development of the proposed rezoning sites, but that all but two of the Project's potentially significant adverse environmental impacts will be reduced to levels of insignificance through the imposition of the mitigation measures discussed above and listed in the MMRP, and that the Project's benefits substantially outweigh the two significant and unavoidable impacts as demonstrated below in the Statement of Overriding Considerations.

II. STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to Public Resources Code Section 21081 and CEQA Guidelines Section 15093, the City Council has balanced the economic, legal, social, technological, and other benefits of the Project against the Project's two significant and unavoidable impacts and has adopted all feasible mitigation measures. The City Council has also examined potentially feasible alternatives to the Project, none of which are feasible in that they would provide no significant advantage from an environmental standpoint over the proposed project. The City Council hereby adopts and makes the following Statement of Overriding Considerations regarding the significant and unavoidable impacts of the Project and the anticipated economic, legal, social, technological, and other benefits of the Project.

A. Significant and Unavoidable Impacts

Based on information contained in the record and in the SEIR, the City Council has determined that the Project would result in significant and unavoidable impacts to (1) cultural resources due to the possibility of adverse changes to potentially historical resources associated with rezoning sites 6 (ice house and farmhouse) and 21 (residence); and (2) transportation due to the possibility of significant increases in traffic to the regional roadway network under cumulative plus Project conditions. (Draft SEIR, pp. 4.D-15 to 4.D-16; 4.N-30 to 4.N-32.)

B. Finding

The City Council has considered all potentially feasible mitigation measures to substantially lessen or avoid the Project's significant and unavoidable impacts. Where feasible,

mitigation measures have been adopted as part of or imposed upon the Project. The imposition of these measures will reduce the identified impacts, but not to a less-than-significant level. The City Council finds that it is not feasible to fully mitigate these Project impacts.

The City Council has also considered all potentially feasible alternatives to the Project. The City Council finds that there are no feasible alternatives that would reduce the above significant and unavoidable impacts to a less-than-significant level.

The Project's impacts discussed above therefore remain significant and unavoidable.

C. Overriding Considerations

After review of the entire administrative record, including, but not limited to, the Final SEIR, the staff report, and the oral and written testimony and evidence presented at public hearings, the City Council finds that specific economic, legal, social, technological and other anticipated benefits of the Project outweigh the significant and unavoidable impacts, and therefore justify the approval of this Project notwithstanding the identified significant and unavoidable impacts. (Pub. Resources Code, § 21081; CEQA Guidelines, § 15093.) The benefits are addressed in detail in Section II.D below.

The City Council specifically adopts and makes this Statement of Overriding Considerations that this Project has eliminated or substantially lessened all significant effects on the environment where feasible (including the incorporation of feasible mitigation measures), and finds that the remaining significant unavoidable impacts of the Project, which are described above in Section II.A, are acceptable because the benefits of the Project set forth below in Section II.D outweigh them. The City Council finds that each of the overriding considerations expressed as benefits and set forth below in Section II.D constitutes a separate and independent ground for such a finding. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the City Council will stand by its determination that each individual reason is sufficient by itself. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this Section II, and in the documents found in the Record of Proceedings, as defined in Section I.D.

D. Benefits of the Project

The City Council has considered the SEIR, the public record of proceedings on the proposed Project and other written materials presented to and prepared by the City, as well as oral and written testimony received, and does hereby determine that implementation of the Project as specifically provided in the Project documents would result in the following substantial public benefits:

1. *The Project Would Enable the City to Meet its Regional Housing Needs Obligation*

The Housing Element and its associated General Plan amendments and rezonings provide sites that can be developed for a minimum of 2,088 residential units at a minimum density of 30 units per acre, the density at which the State of California considers to be appropriate for providing housing affordable to households with very low and low incomes. When combined with the 350 units associated with the previously approved Windstar project

and the 1028 existing units facilitated by existing undeveloped residentially zoned land, these 2,088 new units will accommodate the 3277 housing units that represent Pleasanton's fair share of the Regional Housing Need as determined by the Association of Bay Area Governments.

2. *The Project Would Improve the Local Jobs/Housing Balance as a Means of Reducing Vehicle Miles Traveled Associated with GHG Emissions*

In 2010, the City of Pleasanton contained 25,962 housing units and approximately 55,770 jobs resulting in .47 housing units per job. Rezoning to facilitate approximately 2088 additional housing units would improve that number to .50 housing units per job. Vehicle miles traveled per day as a result of this additional housing supply proximate to Pleasanton jobs is estimated to be reduced by approximately 15,700 miles per day, resulting in a significant reduction of GHG emissions.

3. *The Project Would Enable the City to Comply with the 2010 Settlement Agreement Concerning the Urban Habitat and General Plan/CEQA Litigations*

Adoption of the Housing Element and its associated General Plan amendments and rezonings to accommodate the City's fair share of Regional Housing Need are required by the terms of Section 6 of the 2010 Settlement Agreement between Urban Habit, the State of California, and the City of Pleasanton. Section 8 of the 2010 Settlement Agreement also requires the City to adopt a Climate Action Plan by February 17, 2012. Failure to timely comply with the terms of the agreement could result in the court mandating the suspension of the City's land use and permitting authority or the approval of various land use actions pursuant to Government Code section 65755, as occurred previously in the Urban Habitat Litigation where the court suspended the City's permitting authority over all non-residential building permits.

E. Determination and Adoption of Statement of Overriding Considerations

The City Council has weighed the economic, legal, social, technological, and other benefits of the proposed Project, as set forth above in Section II.D, against the significant unavoidable impacts of the Project identified in the SEIR (and discussed above in Section II.A).

The City Council hereby determines that those benefits outweigh the risks and adverse environmental impacts of the Project, and further determines that the Project's significant unavoidable impacts are acceptable.

Accordingly, the City Council adopts the Statement of Overriding Considerations, recognizing that significant unavoidable impacts will result from implementation of the Project. Having (i) adopted all feasible mitigation measures, as stated herein and discussed in the SEIR; (ii) rejected alternatives to the Project, as stated herein and discussed in the SEIR; and (iii) recognized the significant unavoidable impacts of the Project, the City Council hereby finds that each of the separate benefits of the proposed Project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants approval of the Project and outweighs and overrides its significant unavoidable impacts, and thereby justifies the approval of the Housing Element (and its associated General Plan amendments and rezonings) and Draft Climate Action Plan.

TABLE 6-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
A. Aesthetics						
Mitigation Measure 4.A-1: The City shall require that site plans for the proposed Site 7 residential development to incorporate view corridors through the site which maintain views of the ridgelines to the west from Valley Avenue.	7	Project applicant will prepare PUD plans that adhere to all specifications in this measure.	City of Pleasanton City Council	Verify inclusion of view corridors from Valley Avenue across site to the ridgelines to the west on the site plans.	Prior to PUD approval.	Verified by: Date:
B. Air Quality						
Mitigation Measure 4.B-1: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development. Air quality construction measures shall include Basic Construction Mitigation Measures (BAAQMD, May 2011) and, where construction-related emissions would exceed the applicable thresholds, Additional Construction Mitigation Measures (BAAQMD, May 2011) shall be instituted. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction, access roads, parking areas and staging areas at construction sites.	All	Project applicant shall hire an air quality consultant approved by the City of Pleasanton who will prepare a Construction Air Pollutant Control Plan that adheres to all specifications in this measure and will verify in writing that the plan adheres to all of BAAQMD's air quality guidance which is applicable to the project.	Community Development Department	Approve air quality consultant selection. Review verification from air quality consultant. Verify inclusion of dust control measures in applicable construction plans and specifications; field inspections during construction.	Prior to issuance of grading or building permit, whichever is sooner; inspect during construction.	Verified by: Date:
Mitigation Measure 4.B-4: Reduce Exposure to TACs. On project sites where screening thresholds are exceeded, the following measures shall be implemented for development on all the potential sites for rezoning to reduce exposure to TACs and improve indoor and outdoor air quality: Indoor Air Quality - In accordance with the recommendations of BAAQMD, appropriate measures shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs. Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to PUD approval. The HRA shall be submitted to the Community	All	Project applicant will hire a qualified air quality consultant to prepare a HRA. Project applicant will prepare plans that adhere to all specifications in this measure.	Community Development Department	Community Development Dept - Review and approve TAC reduction measures. Community Development Department - Review and approve selection of air quality consultant. Verify inclusion of the approved TAC reduction measures in the construction plans. Verify implementation prior to occupancy.	Community Development Department - Approve consultant selection prior to PUD approval. Verify inclusion of approved measures prior to the issuance of building permits. Inspect site during construction to ensure	Verified by: Date:

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
Development Department for review and approval. The applicant shall implement the approved HRA mitigation measure recommendations, if any, in order to reduce exposure to TACs below BAAQMDs threshold of significance at the time of project approval. Housing units shall not be sited in any incompatible areas, such as if the HRA finds TAC exposure that cannot be reduced to less than significant, or if required mitigation cannot be feasibly implemented.						compliance with project construction plans. City Council - Prior to PUD approval.
Outdoor Air Quality - To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.						
Mitigation Measure 4.B-5: If odor complaints associated with the solid waste transfer station operations are received from future residences of the potential sites for rezoning (Sites 6, 8, 11, and 14), the City shall work with the transfer station owner(s) and operator(s) to ensure that odors are minimized appropriately.	6, 8, 11, 14	If odor complaints received from sites 6, 8, 11 or 14, the City will work with the transfer station owner(s) and operator(s) to reduce odors appropriately.	Community Development Department	Track odor complaints. If applicable, coordinate with the owner(s) and operator(s) to reduce odors.	Ongoing until transfer station is relocated.	<i>Verified by:</i> <i>Date:</i>
C. Biological Resources						
Mitigation Measure 4.C-1a: Pre-construction Breeding Bird Surveys. The City shall ensure that prior to development of all potential sites for rezoning (Sites 1-4, 6-11, 13, 14, and 16-21) and each phase of project activities that have the potential to result in impacts on breeding birds, the project applicant shall take the following steps to avoid direct losses of nests, eggs, and nestlings and indirect impacts to avian breeding success: <ul style="list-style-type: none"> • If grading or construction activities occur only during the non-breeding season, between August 31 and February 1, no surveys will be required. • Pruning and removal of trees and other vegetation, including grading of grasslands, should occur whenever feasible, outside the breeding season (February 1 through August 31). • During the breeding bird season (February 1 through August 31) a qualified biologist will survey activity sites for nesting raptors and passerine birds not more than 14 days prior to 	1-4, 6-11, 13, 14, 16-21	The project applicant will prepare construction plans that incorporate pre-construction surveys and buffer zones. If required, avoidance procedures will be implemented. The project applicant will hire a qualified biologist and the project applicant its contractor(s) shall engage the qualified biologist to conduct pre-construction surveys as described.	Community Development Department	Review and approve a qualified biologist. Review pre-construction survey reports. If active nests are found, inspect construction site to confirm buffer zones.	No more than 14 days before start or restart of construction during the months of February to August.	<i>Verified by:</i> <i>Date:</i>

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p>any ground-disturbing activity or vegetation removal. Surveys will include all line-of-sight trees within 500 feet (for raptors) and all vegetation (including bare ground) within 250 feet for all other species.</p> <ul style="list-style-type: none"> Based on the results of the surveys, avoidance procedures will be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors) or seasonal avoidance. Bird nests initiated during construction are presumed to be unaffected, and no buffer would necessary except to avoid direct destruction of a nest or mortality of nestlings. If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs that have been determined to be unoccupied by nesting or other special-status birds may be pruned or removed. <p>Mitigation Measure 4.C-1b: Pre-Construction Bat Surveys. Conditions of approval for building and grading permits issued for demolition and construction on Sites 8, 8, 9, 10, 13, 20, and 21 shall include a requirement for pre-construction special-status bat surveys when large trees are to be removed or underutilized or vacant buildings are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer of 100 feet shall be created around active bat roosts being used for maternity or hibernation purposes. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would necessary.</p>	6, 8, 9, 10, 13, 20, 21	<p>Include condition of approval.</p> <p>If large trees are to be removed or if vacant buildings are to be demolished, project applicant will hire a qualified biologist and identify measures in the construction plan(s) to reduce impacts to bats and their roosts consistent with this measure.</p>	<p>City of Pleasanton City Council</p> <p>Community Development Department</p>	<p>City of Pleasanton City Council – Include condition.</p> <p>Community Development Department - Verify inclusion of condition on construction plans. If large trees are to be removed or if vacant buildings are to be demolished, review and approve qualified biologist and construction plan that includes bat avoidance. Inspect if buffer required.</p>	<p>City Council - Prior to PUD approval.</p> <p>Community Development Department - Prior to issuance of grading or building permit, whichever is sooner.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p>Verified by:</p> <p>Date:</p>
<p>Mitigation Measure 4.C-1c: Burrowing Owl Surveys. Conditions of approval for building and grading permits at Site 18 and Site 20 shall require the project applicant to implement the following measures prior to construction initiation.</p>	18, 20	Project applicant will implement measure prior to and during construction as required.	Community Development Department	<p>Review and approve qualified biologist.</p> <p>Verify survey(s) conducted. If suitable habitat present,</p>	Prior to issuance of grading or building permit, whichever is	<p>Verified by:</p> <p>Date:</p>

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p>A qualified biologist¹ shall conduct a combined Phase I and Phase II burrowing owl habitat assessment and burrow survey according to accepted guidelines developed by the Burrowing Owl Consortium and accepted by CDFG. If suitable habitat, i.e. grasslands with short cover and burrows of a size usable by owls and/or owl sign, is not present at a site then the qualified biologist shall prepare a written report to be submitted to CDFG stating the reasons why the site is not considered to be burrowing owl habitat and no further surveys or mitigation are necessary.</p> <ul style="list-style-type: none"> • If the Phase I and II surveys find that suitable habitat and burrows are present at a site the qualified biologist will conduct Phase III surveys to determine presence or absence of burrowing owls. A minimum of four surveys will be conducted during the breeding season (April 15 to July 15). If owls are not observed then a minimum of four surveys will be conducted during the wintering season. If owls are not observed during either Phase III survey then no further mitigation is generally required, although CDFG may require pre-construction surveys. In either case a Phase IV survey report shall be prepared and submitted to CDFG. • If required, pre-construction surveys for burrowing owl shall be conducted as follows: <ul style="list-style-type: none"> ◦ A qualified biologist shall conduct a pre-construction survey for burrowing owl if construction occurs during the breeding season (February 1 through August 31). Surveyors shall walk transects no more than 100 feet apart to attain 100 percent visual coverage of all grassland habitats within the project site. Where possible, agricultural or grassland habitats within 300 feet of the project site shall also be surveyed. If owls are not detected during this survey, project work can move forward as proposed. ◦ If owls are detected during this survey, no project activities shall occur within 250 feet of occupied burrows until the breeding season is over, unless owls have not begun laying eggs or juveniles are capable of independent survival. 		<p>The project applicant will hire a qualified biologist and the project applicant shall engage the qualified biologist to conduct pre-construction survey(s) for burrowing owls as necessary.</p>		<p>review and approval of the construction plan that includes owl avoidance and inspect construction site to confirm buffer zones.</p>	<p>sooner. Field inspections prior to and during construction. Confirm buffer zones if active burrows found.</p>	

¹ A qualified biologist shall have at least a bachelor's degree in a field related to wildlife ecology and shall be familiar with life history and habitats of target species for any pre-construction surveys.

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<ul style="list-style-type: none"> o If project activities will occur during the non-breeding season (September 1 through January 31), a second pre-construction survey shall be conducted for burrowing owl to document wintering owls that have migrated to the project site, as well as breeding owls that may have left the project site. If owls are not detected during this survey, project work can move forward as proposed. o If occupied burrows are detected during this survey and can be avoided, project activities shall not occur within 160 feet of occupied burrows. o If occupied burrows cannot be avoided, one-way doors shall be installed to passively relocate burrowing owls away from active work areas. Two natural burrows or one artificial burrow shall be provided in adjacent grassland habitat for each one-way door installed in an active burrow. One-way doors shall remain in place for 48 hours. The project site shall be monitored daily for up to one week to ensure owls have moved to replacement burrows. o Once unoccupied, burrows shall be excavated by hand and backfilled to prevent owl occupation. When feasible, other unoccupied burrows in ground disturbance area should also be excavated by hand and backfilled. Depending on the California red-legged frog and California tiger salamander Habitat Assessment results the project site may require a pre-construction survey for these species as well before burrows can be collapsed. 						
<p>Mitigation Measure 4.C-1d: Compensatory mitigation for annual grassland habitat providing potentially suitable habitat for burrowing owl. Annual grasslands at Sites 18 and 20 may provide foraging, nesting, or wintering habitat for burrowing owl. If burrowing owls are found to be absent through the surveys prescribed above, then consistent with standard CDFG mitigations standards and ratios, annual grassland habitat at Sites 18 and 20 shall be compensated for at a ratio of 1:1. If burrowing owls are found to be occupying Sites 18 or 20, then compensatory mitigation shall be required at a ratio of 3:1, acres replaced to acres lost. The project applicant may fulfill this obligation by purchasing annual grassland property suitable for, or occupied by, burrowing owl. Such land shall be protected in perpetuity through an endowed conservation easement. Alternatively, the project applicant may purchase credits in an</p>	18, 20	The project applicant will compensate for lost burrowing owl habitat as described in this measure and provide verification that compensation as described in the measure has occurred.	Community Development Department	Review verification.	Prior to issuance of grading or building permit, whichever is sooner.	<p><i>Verified by:</i></p> <p><i>Date:</i></p>

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
approved mitigation bank for burrowing owl.						
Mitigation Measure 4.C-2: Consistent with the Alameda County Watercourse Protection Ordinance, no new grading or development at Sites 6, 8, 9, 10, 13, 20, or 21 shall be allowed within 20 feet of the edge of riparian vegetation or top of bank, whichever is further from the creek centerline, as delineated by a qualified, City-approved biologist.	6, 8, 9, 10, 13, 20, 21	Project applicant will hire a biologist as described and will design and construct project as described.	Community Development Department	Review and approval of biologist. Review and approval of the construction plan. Inspect site during construction to ensure compliance with project construction plans.	Prior to issuance of grading and building permit. Field inspections during construction.	Verified by: Date:
D. Cultural Resources						
Mitigation Measure 4.D-1a: On Sites 6 and 21, prior to PUD approval or demolition, whichever occurs first, the project applicant shall have a historic resource evaluation conducted for the ice house, farmhouse and associated structures on Site 6 and for the residence on Site 21 as applicable. If it is determined that a structure is historic, Mitigation Measure 4.D-1b will be required. If the structure is not found to be historic, demolition of the structure will be considered a less than significant impact.	6, 21	Project applicant will hire a qualified architectural historian to conduct an evaluation.	Community Development Department	Review and approval of the historian and the historic evaluation.	Prior to PUD approval or demolition, whichever occurs first.	Verified by: Date:
Mitigation Measure 4.D-1b: If the historic resources evaluation determines that Sites 6 or 21 contains a historic resource, prior to demolition, the structure shall be documented according to Historic American Building Survey (HABS) standards. These standards include large format black and white photographs, an historical narrative describing the architectural and historical characteristics of the building, and measured drawings (or reproduced existing drawings if available). The HABS documentation shall be archived at the City of Pleasanton Planning Department and the City of Pleasanton Public Library.	6, 21	If the historic resources evaluation in mitigation measure 4.D-1a determines the site contains a historic resource, the project applicant will hire a qualified architectural historian to prepare documentation according to HABS standards, and file documentation with the State Historic Preservation Officer, the HABS/HAER collections in the Library of Congress, the University of California at Berkeley Bancroft Library, the City of Pleasanton Library, the City of Pleasanton Planning Division, and provide written verification that the documentation has been filed.	Community Development Department	Review and approval of the historian. Review of written verification that required documentation submitted.	Prior to demolition.	Verified by: Date:

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p>Mitigation Measure 4.D-2: Prior to the issuance of grading permits for development on the potential sites for rezoning that have not been previously developed or have only experienced minimal disturbance, Sites 6, 7, 8, and 18, the applicant shall submit to the City an archaeological mitigation program that has been prepared by a licensed archaeologist with input from a Native American Representative. The applicant shall implement the requirements and measures of this program, which will include, but not be limited to:</p> <ul style="list-style-type: none"> • Submission of periodic status reports to the City of Pleasanton and the NAHC. • Submission of a final report, matching the format of the final report submitted for CA-AIA-613/H, dated March 2005, to the City and the NAHC. • A qualified archaeologist and the Native American Representative designated by the NAHC will be present on site during the grading and trenching for the foundations, utility services, or other on-site excavation, in order to determine if any bone, shell, or artifacts are uncovered. If human remains are uncovered, the applicant will implement Mitigation Measure 4.D-4, below. 	6, 7, 8, 18	Project applicant will hire a qualified archaeologist to prepare an archaeological mitigation program as described.	Community Development Department	Review and approval of archaeologist. Review and approval of the construction plan that includes archaeological mitigation. Inspect site during construction.	Prior to issuance of grading permit. Field inspections during construction.	Verified by: Date:
<p>Mitigation Measure 4.D-3: In the event that paleontological resources are encountered during the course of development, all construction activity must temporarily cease in the affected area(s) until the uncovered fossils are properly assessed by a qualified paleontologist and subsequent recommendations for appropriate documentation and conservation are evaluated by the Lead Agency. Excavation or disturbance may continue in other areas of the site that are not reasonably suspected to overlie adjacent or additional paleontological resources.</p>	All	Project applicant will train workers and monitor their activities. Project applicant will halt work and hire a paleontologist if materials are discovered. Paleontologist will conduct independent review and prepare treatment plan, if necessary, and file any required reports with the appropriate State agencies. Project applicant will implement treatment plan.	Community Development Department	If resources are encountered, verify work is suspended as required, review and approve paleontologist and paleontologist's recommendations. Inspect site during construction to ensure compliance with project construction plans.	During construction.	Verified by: Date:
<p>Mitigation Measure 4.D-4: In the event that human remains are discovered during grading and construction of development facilities by the Housing Element, work shall stop immediately. There shall be no disposition of such human remains, other than in</p>	All	The project applicant will train workers and monitor their activities.	Community Development Department for	Verify mitigation measure on all construction drawings.	Prior to issuance of a grading and building permit - Verify mitigation	Verified by:

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Section 5097.96. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains.		The project applicant will halt work and notify the County Coroner, if necessary. If appropriate, Coroner shall notify NAHC. NAHC shall notify Most Likely Descendant. This measure will be printed on all construction documents, contracts, and project plans.	verification.	Inspect site during construction to ensure compliance with project construction plans.	on construction drawings. Field inspections during construction.	Date:
G. Hazards and Hazardous Materials						
Mitigation Measure 4.G-2: The City shall ensure that each project applicant retain a qualified environmental consulting firm to prepare a Phase I environmental site assessment in accordance with ASTM E 1527-05 which would ensure that the City is aware of any hazardous materials on the site and can require the right course of action. The Phase I shall determine the presence of recognized environmental conditions and provide recommendations for further investigation, if applicable. Prior to receiving a building or grading permit, project applicant shall provide documentation from overseeing agency (e.g., ACEH or RWQCB) that sites with identified contamination have been remediated to levels where no threat to human health or the environment remains for the proposed uses.	All	Project applicant will prepare a Phase I environmental assessment to ensure which adheres to all specifications in this measure. If the Phase 1 determines that further investigation and remediation is needed, the project applicant will provide verification from overseeing agency that sites with identified contamination have been remediated to levels where no threat to human health or the environment remains for the proposed uses.	Community Development Department	Review of Phase 1 and if remediation is required, review verification.	Prior to issuance of construction and grading permit(s), whichever is sooner.	Verified by: Date:
Mitigation Measure 4.G-5: a. Prior to PUD approval for Sites 11 (Kiewit), 14 (Legacy Partners), 6 (Irby-Kaplan-Zia), 8 (Auf de Maur/Richenback), 10 (CarrAmerica), 16 (Vintage Hills Shopping Center), 17 (Axis Community Health), and 21 (4202 Stanley): 1) the project applicant shall submit information to the Director of Community Development demonstrating compliance with the ALUPP, as applicable, including its height guidance; and 2) the Director of Community Development shall forward this information and the proposed PUD development plans to the ALUC for review. b. Prior to any use permit approval for Sites 11 (Kiewit), and 14	a. 6, 8, 10, 11, 14, 16, 17, 21 b. 11 and 14 c. All	Project applicant will submit information which demonstrates compliance with ALUPP. Forward information to ALUC as described. Include conditions as described.	Community Development Department – verification and forwarding of information Include condition – City of Pleasanton City Council.	Verify information submitted. Forward information to ALUC.	Verify and forward prior to PUD approval or use permit approval as applicable. Require condition when PUD is reviewed.	Verified by: Date:

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p>(Legacy Partners): the project applicant shall submit information to the Director of Community Development demonstrating compliance with the ALUPP, as applicable; and 2) the Director of Community Development shall forward this information and the proposed use permit to the ALUC for review.</p> <p>c. The following condition shall be included in any PUD development approval for all the potential sites for rezoning: Prior to the issuance of a grading permit or building permit, whichever is sooner, the project applicant shall submit verification from the FAA, or other verification to the satisfaction of the City Engineer or Chief Building Official, of compliance with the FAA Part 77 (Form 7480 review) review for construction on the project site.</p>						
J. Noise						
<p>Mitigation Measure 4J-1: In addition to requiring that all project developers comply with the applicable construction noise exposure criteria established within the City's Municipal Code 9.04.100, the City shall require developers on the potential sites for rezoning to implement construction best management practices to reduce construction noise, including:</p> <p>a. Locate stationary construction equipment as far from adjacent occupied buildings as possible.</p> <p>b. Select routes for movement of construction-related vehicles and equipment so that noise-sensitive areas, including residences, and outdoor recreation areas, are avoided as much as possible. Include these routes in materials submitted to the City of Pleasanton for approval prior to the issuance of building permits.</p> <p>c. All site improvements and construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. In addition, no construction shall be allowed on State and federal holidays. If complaints are received regarding the Saturday construction hours, the Community Development Director may modify or revoke the Saturday construction hours. The Community Development Director may allow earlier "start-times" for specific construction activities (e.g., concrete foundation/floor pouring), if it can be demonstrated to the satisfaction of the Community Development Director that the construction and construction traffic noise will not affect nearby residents.</p> <p>d. All construction equipment must meet DMV noise standards and</p>	All	The project applicant will incorporate the specifications of this measure into project specifications and grading and construction plans.	Community Development Department	<p>Review and approve project specifications and grading and construction plans for inclusion of specifications in this measure.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p>Prior to issuance of building and grading permit(s).</p> <p>Field inspections during construction.</p>	<p>Verified by: Date</p>

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
shall be equipped with muffling devices. 6. Designate a noise disturbance coordinator who will be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City of Pleasanton. Copies of the construction schedule shall also be posted at nearby noise-sensitive areas.						
Mitigation Measure 4.J-2: The City shall require developers on the potential sites for rezoning to conduct a vibration study which will estimate vibration levels at neighboring sensitive uses, and if required, provide mitigation efforts needed to satisfy the applicable construction vibration level limit established in Table 4.J-4. It is expected that vibration mitigation for all project sites will be reasonable and feasible.	All	Project applicant will prepare a vibration study that adheres to all specifications of this measure. If vibration thresholds are exceeded, reasonable and feasible mitigation will be required to reduce below threshold.	Community Development Department	Review and approve engineer to perform study. Review and approve vibration study. Inspect site during construction to ensure compliance with project construction plans.	Prior to approval of building permits and any pile driving. Field inspections during construction.	Verified by: Date:
Mitigation Measure 4.J-3: The City shall require project applicants (Sites 8, 11, 14, 18, and 21) to conduct site-specific acoustical assessments to determine train-related noise exposure, impact, and mitigation. Recommendations in the acoustical assessment shall be sufficient to satisfy the applicable City of Pleasanton 70 dB Ldn and 50/55 dB Lmax exterior and interior noise exposure criteria, respectively, using appropriate housing site design and building construction improvements.	8, 11, 14, 18, 21	Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure. If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to City standards.	Community Development Department City of Pleasanton City Council	Community Development Department - Review and approve acoustical consultant. Review and approve acoustical assessment and interior measures. Verify approved measures on construction plans. Inspect site during construction to ensure compliance with project construction plans. City of Pleasanton City Council - Review and approve exterior mitigations.	City Council - Prior to PUD approval. Community Development Department-Prior to PUD approval for approval of consultant and review of exterior acoustical assessment. Prior to approval of building permits for interior assessment and approval, and verification that approved measures on construction	Verified by: Date:

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
					plans. Field inspections during construction.	
Mitigation Measure 4.J-5a: Prior to PUD approval, if a potential site for rezoning would add traffic noise in excess of 55 dBA as described in Table 4.J-6, the project applicant shall conduct an off-site noise study to determine the project's contribution to off-site roadway noise and contribute its fair-share to mitigate the established noise impact.	All	Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure. Project applicant will contribute fair-share to mitigate identified noise impacts.	Community Development Department City of Pleasanton City Council	Community Development Department - Review and approve acoustical consultant, review and approve acoustical assessment, and collection of payment. City of Pleasanton City Council - Review and approval of concept to reduce noise level (e.g., repaving with noise attenuating pavement) so that fair share contribution can be assessed. Approve contribution amount.	Prior to PUD approval - Approval of consultant, assessment, noise reduction concept, and contribution amount. Prior to approval of building permits - Payment.	Verified by: Date:
Mitigation Measure 4.J-5b: Any residential or office buildings shall be built to California's interior-noise insulation standard so that interior traffic noise exposure does not exceed 45 dB Ldn. Before building permits are issued, the project applicant shall be required to submit an acoustical analysis demonstrating that the buildings have been designed to limit interior traffic noise exposure to a level of 45 dB Ldn/CNEL or less.	All	Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure. If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to City standards.	Community Development Department	Review and approval acoustical consultant. Review and approve acoustical assessment and design plans. Inspect site during construction to ensure compliance with project construction plans.	Prior to approval of building permits. Field inspections during construction.	Verified by: Date:
Mitigation Measure 4.J-5c: Any locations of outdoor activity for sensitive uses associated with the project site shall be designed so that the noise exposure from traffic does not exceed 65 dB Ldn at these activity areas. This shall be done thru site orientation (i.e., location of activity areas away from roadways or	All	Project applicant will prepare an acoustical assessment and prepare site designs that adhere to all specifications of this	Community Development Department	Community Development Department - Review and approve acoustical consultant and assessment. Verify inclusion of approved	Community Development Department to approve consultant and	Verified by: Date:

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
shielded by project buildings) or with the inclusion of appropriate noise barriers. Prior to PUD approval, the project applicant shall be required to submit an acoustical analysis demonstrating that outdoor activity spaces associated with sensitive uses do not exceed 65 dB Ldn within these spaces.		measure.	City of Pleasanton City Council	site orientation and/or noise barriers on construction plans. Inspect site during construction to ensure compliance with project construction plans. City Council - Review and approve site orientation and/or noise barriers.	approve assessment prior to PUD approval. Verify approved site orientation and noise barrier measures on construction plans prior to issuance of a building permit. Inspect site during construction to ensure compliance with project construction plans. City Council - Prior to PUD approval	
Mitigation Measure 4.J-6a: For all of the potential sites for rezoning the City shall require site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding non-transportation sources. Noise exposure shall be mitigated to satisfy the applicable City Code criterion using appropriate housing site design.	All	Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure. If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to City standards.	Community Development Department	Review and approve acoustical assessment and design plans. Inspect site during construction to ensure compliance with project construction plans.	Prior to approval of building permits. Field inspections during construction.	Verified by: Date:
Mitigation Measure 4.J-6b: For Site 14 the City shall require a site-specific acoustical assessment to determine noise from quarrying noise sources. Recommendations in the acoustical assessment shall be sufficient to satisfy the applicable City of Pleasanton 70 dB Ldn and 50/55 dB Lmax exterior and interior noise exposure criteria, respectively.	14	Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure. If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to	Community Development Department City of Pleasanton City Council	Community Development Department - Review and approve acoustical consultant. Review and approve acoustical assessment. Review and approval of interior measures. City of Pleasanton City	Exterior measures prior to PUD approval. Interior measures prior to approval of building permits. Field inspections	Verified by: Date:

TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
Mitigation Measure 4.J-6c: For all of the potential sites for rezoning, the City shall require a noise disclosures and noise complaint procedures for new residents at the project site. The requirement shall include a) a disclosure of potential noise sources in the project vicinity; b) establish procedures and a contact phone number for a site manager the residents can call to address any noise complaints.	All	City standards. Project applicant will disclose potential noise and complaint procedures for future residencies.	Community Development Department	Council - Review and approve measures to reduce exterior noise. Inspect site during construction to ensure compliance with project construction plans. Review and approve noise disclosure materials.	during construction. Prior to approval of building permits..	<i>Verified by:</i> <i>Date:</i>
Mitigation Measure 4.J-7: For residential developments at Sites 9, 11, 13, and 14 or the left-hand pattern of Runway 25L, the City shall require a site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding aircraft single events. The assessments shall include the collection of aircraft single-event noise level data for no less than 48-hours on or in the vicinity of the given housing areas. If needed, aircraft-related single-event noise exposure shall be mitigated to satisfy the applicable City of Pleasanton Code criteria of 50 dB Lmax (bedrooms) and 55 dB Lmax (other habitable rooms) using acoustically rated construction materials/systems.	11, 14	Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure. If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to City standards.	Community Development Department	Review and approve acoustical consultant. Review and approve acoustical assessment and design plans. Inspect site during construction to ensure compliance with project construction plans	Prior to approval of building permits. Field inspections during construction.	<i>Verified by:</i> <i>Date:</i>
Mitigation Measure 4.J-9: Prior to PUD approval if a potential site for rezoning would add traffic noise in excess of 55 dBA as described in Table 4.J-7, the project applicant shall conduct an off-site noise study to determine the project contribution to off-site roadway noise and contribute its fair-share to mitigate the established noise impact.	All	Project applicant will conduct an off-site noise study to determine project related impacts. Project applicant will contribute fair-share funds to mitigate established noise impacts.	Community Development Department City of Pleasanton City Council	Community Development Department - Review and approve acoustical consultant, review and approve acoustical assessment, and collect payment. City of Pleasanton City Council - Review and approval of concept to reduce noise level (e.g., repaving with noise attenuating pavement) so that fair share contribution	Prior to PUD approval - Approval of consultant, assessment, noise reduction concept, and contribution amount. Prior to approval of building permits - Payment.	<i>Verified by:</i> <i>Date:</i>

**TABLE 6-1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
				can be assessed. Approve contribution amount.		
L. Public Services and Utilities						
<p>Mitigation Measure 4.L-2: Prior to the recordation of a Final Map, the issuance of a grading permit, the issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand. This approval does not guarantee the availability of sufficient water capacity to serve the project.</p>	All	Project applicant will submit written verification of water availability for the proposed project from Zone 7 or the City of Pleasanton's Utility Planning Division.	Community Development Department	Review verification.	Prior to recordation of a Final Map, approval of building permits, approval of grading permits, or utility extension approval to the site, whichever is sooner.	<p>Verified by:</p> <p>Date:</p>
N. Transportation and Traffic						
<p>Mitigation Measure 4.N-7: Prior to issuance of building permit(s), the City shall require developers on the potential sites for rezoning to contribute fair-share funds through the payment of the City of Pleasanton and Tri-Valley Regional traffic impact fees to help fund future improvements to local and regional roadways.</p>	All	Project applicant will contribute fair-share funds for traffic impact fees.	Community Development Department	Calculation and receipt of payment.	Prior to issuance of building permits.	<p>Verified by:</p> <p>Date:</p>

B.2 - City of Pleasanton 2023-2031 Housing Element Update

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City of Pleasanton



2023-2031 Housing Element

HCD Review Draft

August 2022



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Appendix A: Housing Needs Assessment

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Appendix G: Housing Resources

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Section 1 Introduction

1.A Community Context

Pleasanton is a suburban community of approximately 80,000 residents located in Alameda County, in the eastern portion of the San Francisco Bay Area. Two Bay Area Rapid Transit (BART) stations link the community to the region, along with Altamont Corridor Express (ACE) commuter train and regional bus service provided by Livermore Amador Valley Transit Authority (LAVTA). During the past two decades, Pleasanton has experienced a diverse pattern of growth including substantial new residential, commercial, office, and industrial development. Residential growth consisting of infill or development of vacant or redevelopment of underutilized properties within the existing City limits has increased over time, as the community has become more built-out.

Pleasanton has developed a reputation as a desirable place in which to live and work, with an excellent school system, fine parks and recreational facilities, a traditional downtown area, and a low crime rate.

1.B Housing Element Purpose

The State of California has stated that the availability of decent and suitable housing for every California family is “a priority of the highest order” (California Government Code §54220). This objective has become increasingly urgent in recent years as communities across the State, including Pleasanton, struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

*High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the State), **decrease educational outcomes** (affecting individuals, as well as the State’s productivity), **and make it difficult for California businesses to attract and retain employees.***

– State of California 2025 Statewide Housing Assessment

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This Housing Element covers the planning period 2023-2031. The Housing Element is a mandatory part of a jurisdiction’s General Plan, but it differs from other General Plan elements in two key

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aspects. The Housing Element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) that is on a four-year regional transportation plan (RTP) cycle, such as the Association of Bay Area Governments (ABAG). The Housing Element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements. Certification also ensures that the City remains eligible for various State and federal funding sources.

In practical terms, the Housing Element provides the City with an opportunity to assess its housing needs and to develop policies and actions that effectively respond to those needs. Amongst other groups, the Housing Element affects teachers in our schools, employees in our local businesses, older residents on fixed incomes, parents and their adult children who want to remain in or return to Pleasanton, and young persons wishing to live in the community. Ultimately, the supply and cost of housing affects the entire Bay Area economy and people's quality of life in the region.

At the time of publication, the COVID-19 crisis has impacted the Bay Area in significant ways. The pandemic has made the issue of housing security even more acute as residents face job loss, housing cost pressures, and disparate health impacts from the pandemic. This Housing Element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report.

1.C Organization of the Housing Element

Per California Government Code §65580-65589, a Housing Element must include the following components:

- **Existing Programs Review:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.
- **Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households.
- **Sites inventory and Methodology:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels.



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- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.



- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.).



- **Affirmatively Furthering Fair Housing Assessment:** AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. The goal of AB 686 is to achieve better economic and health outcomes for all Californians through equitable housing policies. The assessment of affirmatively furthering fair housing documents the City’s compliance with AB 686.



- **Goals, Policies, and Programs:** This Section provides a statement of the community’s goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City’s share of the Regional Housing Needs Allocation (RHNA).



Section 2 provides a summary of the projected housing need. Section 3 summarizes the adequacy of housing sites and housing resources with reference to relevant appendices. Section 4 contains goals, policies, and actions related to housing in Pleasanton. The comprehensive research and analysis supporting the development of Section 4, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the City’s goals, policies, and programs:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints

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- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing Assessment
- Appendix G: Housing Resources

1.D Data Sources and Methods

This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to, the Pleasanton General Plan 2005-2025 and Pleasanton Municipal Code. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey, Longitudinal Employer-Household Dynamics)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Association of Bay Area Governments (ABAG) pre-certified data

This document was also informed by information provided by residents, business groups, local institutions, City staff, and elected officials.

1.E Summary of Public Participation

Public participation is crucial in shaping Pleasanton’s housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. As part of the development of this Housing Element, the City’s public participation program included a wide range of focus group meetings, community workshops, and meetings with the Housing Commission, Planning Commission, and City Council, as well as a variety of online resources and engagement tools. Outreach activities are summarized below. For detailed public outreach summaries, please see Appendix E.

[This Section will be updated as public participation is ongoing.]

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Website

The Housing Element Update webpage (<https://www.Pleasantonhousingelement.com>) was used to provide information on the Housing Element update process and timeline, resources (e.g., reference material, draft documents, etc.), meeting notices and materials, and City contact information. Any person could sign up to receive email notifications about upcoming meetings and documents; over 420 persons are on the distribution list and receive notifications of upcoming meetings and project updates. Notifications had language stating that the project website was translatable Spanish, Chinese, and Hindi. The City also offers translation and interpretive services upon request.

Additional Outreach Media

In addition to the project website and notification emails described above, the City advertised the Housing Element project and engagement opportunities in the Pleasanton Weekly, to the Chamber of Commerce and other business groups including East Bay realtors, the Pleasanton Progress newsletter (quarterly, mailed to all residents), and via posters at the Farmer's Market and A-frame signs in downtown Pleasanton. The City also promoted engagement and input on the Housing Element in the City weekly e-newsletter, Facebook, Twitter, and Nextdoor through City accounts, as well as through direct outreach to community-serving organizations and other City Departments who manage various programs targeted to the public.

Online Survey

Early in the update process, the City offered an online survey via SurveyMonkey to gather feedback from the community on their housing preferences, needs, and future housing opportunities. The survey was active for 56 days from June 22, 2021 through August 16, 2021, and was accessible through the project webpage, as well as the City's website (<https://www.CityofPleasantonCA.gov>). Notice of the survey was sent three times to subscribers of the email list as well as through the additional outreach media described above. The survey generated 622 responses from residents, property owners, business owners, and visitors of Pleasanton. Findings from this survey are found in Appendix E and are also summarized in "Key Engagement Themes" below. A subsequent survey more focused on Fair Housing issues was distributed in April 2022 through a variety of channels including email, at public events, and through paper copies. 293 additional responses to this survey were received, as documented in Appendix F.

Public Outreach and Events

Introductory Meetings

These meetings provided background information on the purpose of the Housing Element, required components of the Housing, RHNA, the draft public participation plan, and contact information for follow-up. It provided an opportunity to inform the community about the project and solicit input at the project outset.

- Planning Commission: May 12, 2021
- Housing Commission: May 13, 2021
- City Council: May 18, 2021
- Community Meeting: June 24, 2021

Stakeholder Meetings

Stakeholder meetings were held to gain greater insight into the highest priority housing considerations from the perspective of various stakeholders, including housing developers, housing advocates and service providers, and local businesses and employers. This enabled the City to better understand local challenges and opportunities that may not be effectively gathered in a larger group setting. Stakeholder discussions were guided by open-ended questions about fair housing issues, market characteristics, development constraints, and housing needs.

- For- and Non-Profit Housing Developers: August 10, 2021
- Community and Housing Advocates: August 12, 2021
- Local Institutions and Businesses: August 24, 2021

Sites Criteria Meetings

The sites criteria meetings provided an opportunity for the community and elected and appointed officials to provide feedback on the sites selection process and evaluation criteria (e.g., proximity to transportation, proximity to services and amenities, property owner interest in developing site for residential use, etc.).

- Housing Commission: August 24, 2021
- Planning Commission: August 25, 2021
- City Council: September 21, 2021

Preliminary Report Meetings

The Preliminary Report meetings provided opportunities for community feedback on technical components of the Housing Element prior to preparation of the updated Housing Element goals, policies, and programs. These meetings included discussion regarding the 5th Cycle Housing Element policy and programs review, housing needs assessment, housing constraints analysis, and housing resources. Potential future policy topics were also presented, including topics for

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new programs to address the Lower Income Housing Fund and Inclusionary Zoning Ordinance, missing middle housing, and ADU streamlining, among others.

- Housing Commission: September 16, 2021
- Planning Commission: September 22, 2021
- City Council: October 19, 2021

Initial Sites Introduction Meetings

The initial sites introduction meetings provided an analysis of the existing zoning capacity and an evaluation of the RHNA shortfall. A preliminary list of sites for rezoning (ranked and scored) was presented for consideration, with 28 preliminary sites for rezoning identified throughout the city for discussion.

- Planning Commission: November 10, 2021
- Housing Commission: November 18, 2021

Sites Inventory Meetings

The sites inventory meetings followed the initial sites introduction meetings to review and approve potential sites to be considered for future rezoning for residential development and inclusion in the CEQA environmental analysis. Specifically, the discussion centered on identifying new sites sufficient to accommodate the RHNA shortfall.

- Community Meeting: December 1, 2021
- Planning Commission: December 15, 2021
- City Council: January 18, 2022, February 1, 2022, and February 8, 2022

Housing Policy/Program Items Meetings

The housing policy meetings provided opportunities to discuss housing policy topics such as the Inclusionary Zoning Ordinance, Lower Income Housing Fund, workforce housing, affordability by design, and other existing or potential housing programs.

- Planning Commission: February 9, 2022 and February 23, 2022
- Housing Commission: February 28, 2022
- City Council: March 15, 2022

Draft Housing Element Meetings

The Draft Housing Element meetings provided opportunities for both the public and elected/appointed officials to learn about, review, and comment on the Public Review Draft Housing Element. The presentations for these meetings in large part focused on sites and implementation programs, and discussed comments received thus far. The official public comment period was from June 7, 2022 to July 19, 2022 (longer than the mandated 30 days under

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AB 215), although public comments are encouraged at any time throughout the Housing Element Update process.

- Community Meeting: June 14, 2022
- Planning Commission: June 22, 2022
- Housing Commission: June 23, 2022
- City Council: July 19, 2022

HCD Comments and Revisions Meetings

- [Placeholder for future meetings]

Adoption Hearings

- [Placeholder for future meetings]

Affirmatively Furthering Fair Housing Targeted Outreach

The City conducted targeted outreach to solicit input on housing needs and challenges facing populations disproportionately impacted by fair housing issues. The community and housing advocates that attended the stakeholder meetings were representative of many of the target households and, and are listed below:

- Tri Valley Haven
- Catholic Community of Pleasanton
- Tri-Valley REACH
- CityServe of the Tri-Valley
- Goodness Village
- Sunflower Hill
- East Bay Housing Organization
- Pleasanton VFW Post 6298
- Greenbelt Alliance
- Pleasanton Unified School District
- East Bay for Everyone
- Open Heart Kitchen

Following the stakeholder meetings, the City worked with community members and representatives to determine the most effective outreach to all economic segments of the community, including those underrepresented, underserved, and disproportionately impacted by housing issues. This additional outreach included additional meetings with the following groups

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that provide services to or represent groups that are traditionally considered underrepresented, underserved, and disproportionately impacted by housing issues:

- Association of Pleasanton Teachers Leadership Group: February 2, 2022
- Pastors of two local churches who offer community food pantry, laundry services and other support services: February 3, 2022
- Staff from La Familia, an assistance organization for the Latinx community: February 3, 2022
- Pleasanton Restaurant Association: February 4, 2022
- Muslim Community Center – East Bay: April 15, 2022
- Restaurant staff: April 20, 2022
- Outreach at Dia Del Nino: April 30, 2022

The City also offered a supplemental survey gather input and comments from these target populations including digitally, via mail, and in-person. A summary of the outreach methodology and survey results is provided in Appendix F. Feedback from this survey and outreach is integrated into the Affirmatively Furthering Fair Housing analysis (Appendix F).

Key Themes Engagement Themes

Key themes throughout the public process are presented below. Please see Appendix E for comprehensive summaries from the community meetings, the stakeholder group meetings, and the community survey:

- Limited housing choices is resulting in high housing costs and limited opportunities for upward mobility (i.e., rental costs are so high that it limits someone's ability to save enough money to buy a home in Pleasanton). People are moving out of the city because housing is too expensive in Pleasanton.
- Not enough inventory for those making 120 percent of the Area Median (Above Moderate) Income.
- Pleasanton is largely built out compared to neighboring communities, and the limited land that is available is not designated for housing.
- Regulatory hurdles like lengthy permitting processes, high parking standards, and the uncertainty of the entitlement process are challenges to affordable housing.
- There is general community opposition to high density development. Maintaining community character was cited multiple times as the reasoning for this opposition.
- Workforce housing (for teachers specifically) is needed. Many people live in Pleasanton for the good schools and the lack of housing for teachers is concerning.
- The City should provide means for seniors to age in place with modification to their single-family home.

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- Multi-generational housing units should be encouraged.
- Local businesses are having trouble recruiting employees and young professionals recently out of college or just entering their fields due to the lack of housing affordable to entry-level workers.
- The City should identify publicly owned land for affordable housing.
- Housing could be added in underperforming commercial areas.
- Housing should be promoted near transit (Pleasanton BART stations).
- Missing middle housing is needed that is sensitive to community character (e.g., duplexes, triplexes, fourplexes, condos/townhomes).
- The Planned Unit Development (PUD) process is inefficient and time-intensive, often taking over a year (i.e., 14 to 26 months).
- The City should encourage ADUs and streamline their approval.
- Many households in Pleasanton are cost-burdened.
- Many older shopping centers/retail areas are underutilized and could be converted to housing or allow residential use. More mixed use should be allowed.
- Housing should be located near good parks and schools.
- Housing availability and cost are among the chief concerns of the community - particularly for seniors, workforce, and disabled residents.
- Many employees at local restaurants work multiple jobs to sustain the cost of living in the area.
- The City should have higher collaboration with non-profits and local organizations to build trust in community and encourage use of programs.
- Some residents fear risk of displacement due to rising rents, and others have moved out of Pleasanton as they cannot afford to live here anymore.
- The Donlon School Field (Area 3) should be removed from the sites inventory.
- Concern related to water to accommodate the amount of housing required by the City's RHNA.
- Concern about modifying the zoning for sites that currently allow light industrial/commercial uses, such as automotive uses (e.g., Area 11, Old Santa Rita), as those uses will have limited opportunity to relocate in Pleasanton.

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Integration of Comments into the Housing Element

The comments provided have been incorporated and addressed in the updated Housing Element, specifically through the Housing Needs Assessment (Appendix A), the Sites Inventory and Methodology (Appendix B), Affirmatively Furthering Fair Housing (Appendix F), and through programs. Additionally, the City expanded outreach efforts to directly target underrepresented populations and populations disproportionately impacted by fair housing issues. Various programs that address comments include the following:

- Rezone land to allow more opportunity for residential development in additional areas of the city (Program 1.1).
- Adopt Objective Design Standards to streamline housing development review and approval process (Program 6.1).
- Provide flexible parking standards and other incentives to facilitate affordable housing development and conversion or adaptive reuse of nonvacant sites (Program 1.6).
- Engage with Pleasanton Unified School District in rezoning efforts to facilitate housing development (Program 1.5).
- Acquire land and/or assist in the development of housing affordable to lower-income households (Program 1.5).
- Support access to rental housing for lower-income households, and protect tenants from displacement by working with the Alameda County Housing Authority to maintain funding for housing vouchers, enhance outreach, apply provisions of the Condominium Ordinance, and develop an enhanced local rental assistance program (Program 2.8)
- Continue to offer reasonable accommodations and fee reductions for applications to modify existing homes to accommodate needs of persons with disabilities (Program 5.3).
- Facilitate affordable housing such as Single Room Occupancy units for lower-income individuals, seniors, and persons with disabilities (Program 5.6).
- Encourage ADU production through standardized building plans and informational material in multiple languages, and consider additional measures if ADU production is not meeting targets (Programs 1.8 and 1.9).
- Implement standards consistent with AB 2923 and work with BART to facilitate housing development on the BART site (Program 1.3).
- Update and monitor the Inclusionary Zoning Ordinance to better meet housing policy objectives (e.g., production of housing for special needs groups such as seniors, etc.) (Program 2.1).
- Identify and adopt specific practices and strategies to foster greater inclusivity and equity in access to all City programs and services, including housing and human services

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programs. This will include developing improved partnerships with community serving organizations, relationship building, and ensuring materials are available in a variety of media and languages (Program 7.4).

- Implement a range of strategies to address the needs of the unhoused population and those at-risk of becoming unhoused, including a local or subregional (Tri-Valley) framework to complement that developed for Alameda County (Program 5.1).
- Develop objective design standards citywide to help streamline development approvals and ensure quality and consistency in residential projects, including infill projects within and adjacent to existing residential neighborhood (Program 4.2).
- The Donlon School Field (Area 3) was removed as a site for rezoning.

1.F Relationship to Other General Plan Elements

The Housing Element is one of the 13 elements of the City’s General Plan, a long-range vision document that provides guidance for future development in Pleasanton. City Council adopted its General Plan in 2009¹. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. Various Housing Element programs require Zoning Ordinance amendments, and some will require amendments to the General Plan for consistency. As those Housing Element programs are implemented, the General Plan will be amended concurrently to ensure consistency across planning documents. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

In addition, California Government Code Section 65302(g) requires safety elements to be updated related to fire risk and emergency evacuation routes upon the 6th Cycle revision of the Housing Element. Therefore, the City is underway with updating its Safety Element. SB 1000 (The Planning for Healthy Communities Act) requires the preparation of an environmental justice element when more than two General Plan elements are updated (e.g., Housing Element and Safety Element), and the jurisdiction contains a disadvantaged community. Since Pleasanton does not contain a disadvantaged community, an environmental justice element is not required.

¹ The *Pleasanton General Plan 2005-2025* has been amended seven times since its adoption, most recently in August of 2019.

1.G Other Statutory Requirements

Water and Sewer Priority

Government Code §65589.7 requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include lower-income housing units. In Pleasanton, water and sewer services are generally provided by the City of Pleasanton Operations Services Department's Utilities Division. The City has not denied, applied conditions, or reduced the amount of sewer service for a development that includes housing affordable to lower-income households. As part of this Housing Element, the City will adopt written policies and procedures that grant a priority for sewer connections and service to developments that help meet Pleasanton's share of the regional need for lower-income housing (see Program 4.4).

Government Code §65589.7 also requires the adopted Housing Element to be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential. As stated above, the City generally provides water and sewer services; however, some parts of the City's water system are operated by Zone 7 Water Agency and sewer system by Dublin San Ramon Services District. Therefore, the City will immediately deliver the Housing Element to said agencies upon adoption, consistent with state law.

Section 2 Projected Housing Need

2.A Introduction/Overview of ABAG Methodology

State Housing Element law (Government Code §65580 et. seq.) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the Regional Housing Needs Determination (RHND) provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's Housing Element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Association of Bay Area Governments (ABAG), the council of governments for the San Francisco Bay Area, adopted its final 6th Cycle RHNA allocation methodology in December 2021, and the Final Regional Housing Needs Allocation Plan was approved on January 12, 2022. ABAG considered several factors in preparing the methodology, which weighed both projected and existing need. The RHND was projected by the State based on a number of factors including demographic projections, and other inputs driving housing demand such as a target housing vacancy rate, the rate of overcrowding, and the share of cost-burdened households household growth, future vacancy need, and replacement need. The RHNA also considered projected regional growth, as well as adjustments to distribution of new housing need based on transit accessibility and job accessibility². The distribution of the RHNA across the four income categories also factored in a "social equity adjustment", which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, as well as the goal to Affirmatively Further Fair Housing (AFFH); this adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas. According to Appendix 6 of ABAG's Draft RHNA Plan, Pleasanton had a net zero change in RHNA on account of the equity adjustment.

The technical methodology used to develop both the RHND, and the RHNA, is described in more detail in the ABAG Regional Housing Needs Allocation Plan.

2.B Alameda County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates "acutely low", "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these

² For more information, please see ABAG's Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 at https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf.

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limits at the county level. Alameda County’s 2021 annual income limits for households of one to four persons are shown in Table 2-1.

Table 2-1: Alameda County 2021 Income Limits

Number of Persons in Household	1	2	3	4
Acutely Low (0-15% of AMI)¹	\$13,200	\$15,100	\$16,950	\$18,850
Extremely Low (15-30% of AMI)	\$28,800	\$32,900	\$37,000	\$41,100
Very Low (30-50% of AMI)	\$47,950	\$54,800	\$61,650	\$68,500
Low (50-80% of AMI)	\$76,750	\$87,700	\$98,650	\$109,600
Median (80-120% of AMI)	\$87,900	\$100,500	\$113,050	\$125,600
Moderate (120% of AMI)	\$105,500	\$120,550	\$135,650	\$150,700

¹“Acutely Low” income category effective January 1, 2022.
² See Appendix A, Table A-6, for a table listing annual income limits for households of up to eight persons.

Source: Department of Housing and Community Development, 2021

2.C Regional Housing Needs Allocation

The RHNA for Pleasanton is shown in Table 2-2. The City has a total allocation of 5,965 units for the 2023 to 2031 planning period.

Table 2-2: 6th Cycle RHNA

Area/Income	Pleasanton		Alameda County		ABAG	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Total	5,965	100%	88,997	100%	441,176	100%
Extremely Low and Very Low¹	1,750	29%	23,606	27%	114,442	26%
Low	1,008	17%	13,591	15%	65,892	15%
Moderate	894	15%	14,438	16%	72,712	17%
Above Moderate	2,313	39%	37,362	42%	188,130	42%

¹ “Extremely Low” included in “Very Low” Category, assumed to be 50% of the Very Low allocation.

Source: ABAG, LWC

The City is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build unit types reflected in the RHNA. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section 3 Housing Resources

3.A Introduction

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide affordable housing, and residents in need of housing assistance in Pleasanton. This Section provides a summary of land resources available to accommodate future housing in the City. The detailed housing capacity analysis and methodology is contained in Appendix B. This Section also includes a list of local, regional, State, and federal programs that provide financial and related assistance to support the City in meeting its housing goals.

3.B Land Resources

A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

Identification of Sites Suitable for Housing

The sites identified in the site inventory (Appendix B) are comprised of parcels located in various areas and zones within the city.



Each site has undergone an assessment to determine development potential and residential unit capacity given existing zoning standards, potential capacity under new zoning regulations, and development trends. For detailed information, please see Appendix B.

Summary of Adequate Sites

Table 3-1 summarizes the City's methods for satisfying its RHNA. Based on accessory dwelling unit (ADU) projections, entitled and proposed projects, and available 6th Cycle sites (including a rezoning program), the City has enough capacity in all income categories.

Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

Table 3-1: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,750	1,008	894	2,313	5,965
ADUs	See Very Low	5	28	46	14	93
Approved/Entitled Projects	-	-	23	-	393	416
Remaining RHNA	See Very Low	1,745	957	848	1,906	5,456
Site Inventory	See Very Low/Low	1,090		552	641	2,283
Surplus / (Shortfall)	See Very Low/Low	(1,612)		(296)	(1,265)	(3,173)
Rezone Sites	See Very Low/Low	3,023		454	1,530	5,007
Surplus / (Shortfall) With Rezone Sites	See Very Low/Low	1,411		158	265	1,834
<i>Source: City of Pleasanton, LWC</i>						

3.C Financial and Administrative Resources

Appendix G provides a list of financial, administrative, and other resources at the local, regional, state, and federal levels to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.



3.D Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses. Please refer to Appendix G to see a list energy conservation programs available at the local, regional, State, and federal levels.

Section 4 Goals, Policies, and Programs

4.A Introduction

The housing plan of the Housing Element serves as the City’s strategy for addressing its housing needs. This Section describes the housing goals, policies, and programs of the Housing Element for the City of Pleasanton.



Goals are aspirational purpose statements that indicate the City’s direction on housing-related needs. Most goals encompass several policies, which are statements that describe the City’s preferred course of action among a range of other options. Most policies include programs, which provide actionable steps to implement the City’s goals and to further the City’s progress towards meeting its housing allocation. Some programs contain quantified objectives, which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Pleasanton. These efforts are expected to be initiated throughout the planning period, which is from January 31, 2023, to January 31, 2031. In accordance with state law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Annual evaluations will be conducted through the Annual Progress Report, which is reviewed by the City Council and submitted to the State Department of Housing and Community Development by April 1 of each year. Together, these initiatives reflect the City’s commitment to increasing affordable housing and improve existing housing conditions.

4.B Goals, Policies, and Programs

Goal 1: Provide sufficient sites for housing development to accommodate Pleasanton's share of the regional housing need.

Policies

Policy 1.1

The City will identify and re-zone sites as needed to allow for residential development, at appropriate densities, to meet the assigned Regional Housing Needs Allocation (RHNA) of 5,965 units for the 2023-2031 (6th Cycle) Housing Element Cycle.

Policy 1.2

Maintain the amount of high-density residential acreage currently designated on the General Plan Land Use Map that permits high-density housing and maintain land use designations for sites rezoned to accommodate the 6th Cycle RHNA.

Policy 1.3

Encourage residential and mixed-use projects to be designed at the maximum building height permitted consistent with standards to be adopted in the Objective Design Standards as referenced in Program 6.1. However, in the downtown, multi-family residential building height should be consistent with the requirements of the Downtown Specific Plan and the Downtown Design Guidelines.

Policy 1.4

Support the development of sites designated for residential uses, particularly sites zoned for higher density and lower- and moderate-income housing. Actively pursue partnerships and other opportunities for the development of projects with a high proportion of affordable housing units on these sites.

Policy 1.5

For phased residential developments, ensure that the majority of units affordable to very low- and low-income households are not postponed until the final stages of development.

Policy 1.6

Promote the construction of Accessory Dwelling Units and/or Junior Accessory Dwelling Units, both in conjunction with existing residential development, and as part of new construction. As part

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of this policy, require new single-family residential subdivisions of 10 or more units to incorporate ADUs or JADUs in the plans and designs for new residences in at least 50 percent of the proposed lots; however, this would not be required of any new units affordable to households earning 120 to 150 percent of the Area Median Income (AMI) based on initial sales or rental cost.

Policy 1.7

Increase housing in the commercial portion of the downtown area by permitting up to three-story construction in the downtown area pursuant to the Downtown Specific Plan, with one or two stories of residential over commercial in mixed-use buildings, or residential behind commercial on the same lot, pursuant to Land Use and Design policies (e.g., LD-P.16) of the Downtown Specific Plan.

Programs

Program 1.1

Maintain zoning/rezone appropriate sites to accommodate Pleasanton's share of the regional housing need for all income levels. Parcels to be rezoned are identified in Appendix B, Table B-13. As reflected in Appendix B, each potential rezoned lower-income site will be zoned for a minimum of at least 30 units per acre, have the capacity to accommodate at least 16 units, and be available for development in the planning period where water, sewer, and dry utilities can be provided. Sites rezoned for lower-income unit capacity will permit owner-occupied and rental multi-family uses by right pursuant to Government Code §65583.2(h) and (i) for developments in which 20 percent or more of the units are affordable to lower-income households. On rezoned lower-income sites, the City will allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

- Responsible Agency: Planning Division
- Time Period: Complete rezoning by January 31, 2026
- Funding Source: Planning Division Budget
- Quantified Objective: Provide capacity to accommodate RHNA shortfall (capacity for at least 1,612 lower-income units, 296 moderate-income units, and 1,265 above moderate-income units)

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Program 1.2

Consistent with SB 166 (No Net Loss), the City will monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times. Reporting is anticipated to coincide with preparation of the Annual Progress Reports (Program 4.1). The City will track each site in its inventory and report annually to the City Council on the adequacy of available sites compared to the progress made towards meeting the RHNA.

- Responsible Agency: Planning Division
- Time Period: Annually track status of identified sites and report to City Council (by April 1 of each year)
- Funding Source: Planning Division Budget

Program 1.3

Adopt zoning standards consistent with the Bay Area Rapid Transit (BART) Transit Oriented Development (TOD) Place Type: Neighborhood/Town Center for AB 2923-eligible parcels within a half-mile of the West Dublin/Pleasanton and Dublin/Pleasanton BART stations. This includes requiring a minimum of 75 dwelling units per acre and five stories. To encourage the development of housing at the Dublin/Pleasanton BART parking lot parcels, the City will take the following steps:

1. Develop and adopt Objective Design Standards for the Dublin/Pleasanton BART parking lot parcels that reflect the allowable minimum development standards set forth in AB 2923.
 2. Undertake preparation of a concept plan for the Dublin/Pleasanton BART parking lot parcels, with input from BART and the community, that addresses the range of allowable land uses, including housing at the assigned density. The City will lead the planning effort and seek grant and other funding to support this effort.
 3. Ensure that the plan adequately addresses parking for new uses and existing commuter parking needs, with the goal to provide an appropriate amount of replacement parking and implement strategies to reduce and manage overall parking demand. Funding for replacement parking, including potential non-BART sources of funding, will be addressed in coordination with the City and BART.
 4. During and upon adoption of the plan, the City will work with BART to actively pursue development interest in the parcels, including soliciting developer input on the plan during plan preparation, and issuance of Request(s) for Proposals to pursue development of the site during the 6th Cycle Housing Element planning period.
- Responsible Agency: Planning Division

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- Time Period: AB 2923 standards effective July 1, 2022. Adopt zoning and Objective Design Standards (fourth quarter 2023). Complete concept plan and work with BART to pursue developer interest (2025 and ongoing).
- Funding Source: Planning Division Budget; Housing Grants

Program 1.4

Pursuant to AB 1397, certain rezoning requirements apply if a lower-income housing site identified in Appendix B was identified as a housing site (for any income level) in a previous Housing Element’s site inventory. The following vacant and nonvacant lower-income sites are subject to this rezoning requirement:

1. Vacant lower-income sites that have been included in at least two consecutive Housing Element sites inventories.
2. Nonvacant lower-income sites that have been included in a prior Housing Element sites inventory.

The City will allow development by right pursuant to Government Code §65583.2(i), and subject to conformance with applicable objective design and development standards, when 20 percent or more of the units are affordable to lower-income households on sites identified in Table 4-1 to accommodate lower-income RHNA that were previously identified in past Housing Element(s).

Table 4-1: Re-Used Sites to be Rezoned

APN	Site Name	Address	Parcel Size (ac)	Zone	Lower-Income Units Capacity (realistic)
941 120105203	Kaiser	5600 Stoneridge Mall Road	6.1	PUD-MU	182
941 277101500	BART	5859 Owens Drive	6.9	PUD-MU	259
941 277800200	BART	5835 Owens Drive	8.0	PUD-MU	296
941 120109403	Stoneridge Shopping Center	1008 Stoneridge Mall Road	10.0 (zoned for residential)	C-R (m)/PUD-MU	88

Source: City of Pleasanton

- Responsible Agency: Planning Division
- Time Period: Fourth quarter 2023
- Funding Source: Planning Division Budget

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Program 1.5

Acquire and/or assist in the development of one or more sites for housing affordable to lower-income households, including a focus on extremely low-income households. Specific actions the City will undertake to pursue this effort include:

1. Conduct outreach to and coordinate with non-profit housing developers and owners of identified sites to accommodate housing affordable to lower-income households for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc.
 2. Actively assist owners of property zoned or designated for high-density residential development (allow at least 30 dwelling units per acre) in soliciting non-profit housing organizations for proposals to develop housing affordable to extremely low-, very low-, and low-income households on available sites using Lower-Income Housing Fees. The objective is to assure that owners of these properties are informed of City affordable housing programs and resources to support development of affordable housing.
 3. Direct outreach to religious institution site owners or operators to inform them about AB 1851 and any other regulations that encourage housing development on these sites. The City will reach out to each religious institution site owners or operators within one year following Housing Element adoption; and then provide mailed notifications to the owners within six months of the adoption of any new State legislation that reduces barriers to development of religious institution sites.
 4. In conjunction with any potential re-zoning of properties owned by the Pleasanton Unified School District (PUSD) for housing, engage with PUSD to encourage some or all of these sites to include a proportion of units that are affordable to the local workforce.
 5. When land becomes available to the City, reserve suitable sites for non-profit organizations to build below-market rate housing that includes a mix of unit sizes, including a proportion of three-bedroom units for large households (if the project is not age-restricted), in addition to smaller units for smaller households. To encourage a high proportion of affordable units on such sites, the City may issue a Request for Proposals in conjunction with non-profit or for-profit housing developers for development providing at least 20 percent of the units to very low-income households and 20 percent of the units to low-income households.
 6. Facilitate funding of site acquisition and project construction for appropriate sites through strategies such as issuance of tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, very low- and low-income households, to purchase land for such a use, and to reduce mortgage rates.
- Responsible Agency: Planning Division, Housing Division

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- Time Period:
 - Initial lower-income sites outreach (2023); subsequent lower-income sites outreach (2025 and 2029)
 - Religious institution outreach (second quarter of 2023); ongoing (within six months of any changes to regulations that facilitate housing on such sites)
 - PUSD engagement (2025)
 - Begin planning of at least one housing site (2027)
 - Other program aspects on an ongoing basis
- Funding Source: Housing Grants, Housing Division Budget, Planning Division Budget, Lower Income Housing Fund, Tax-Exempt Bonds, Federal and State Housing Programs, use of City-owned land, if available
- Quantified Objective: Assist in the development of 100 below market rate units over the planning period

Program 1.6

For those properties designated for high-density residential development with existing commercial uses, conduct outreach with property owners and businesses to identify specific incentives for business relocation and to encourage property owners to develop their properties with housing. Develop appropriate incentives that would facilitate relocating existing commercial/office/industrial uses in order to enable development with residential uses. The City will facilitate the conversion of commercial, office, industrial buildings and parking structures for housing and mixed-use developments with use of incentives, which may include:

1. Transfer of development rights;
 2. A review of traffic requirements and evaluation measures to facilitate mixed use development;
 3. Development of transit alternatives;
 4. Use of development agreements;
 5. Flexibility of parking standards;
 6. Flexibility of development standards for converting existing buildings or space to residential (i.e., adaptive re-use) to ensure minimum and maximum densities can be achieved; and
 7. Expedited processing of development applications.
- Responsible Agency: Housing Division, Planning Division, Economic Development Department
 - Time Period: Initial outreach (2025); subsequent outreach (2027 and 2029)
 - Funding Source: Housing Division Budget, Planning Division Budget

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Program 1.7

Facilitate the development of the large Kiewit and Stoneridge Mall properties with housing by undertaking the following programs:

1. *Stoneridge Mall*: Prepare and adopt a Specific Plan, Master Plan or PUD plan for development of the Stoneridge Mall property (Area 2), in cooperation with the various property owners, that incorporates housing at the amount and densities specified in the housing sites inventory, including lower-income housing, as well as complementary commercial uses. The goal of the planning effort is to create a vibrant mixed use and transit-oriented development that provides significant housing opportunities, including affordable housing, in proximity to employment, shopping and services, that is well connected to and incorporates multimodal transportation facilities.
 2. *Kiewit Property*: Either in conjunction with preparation of a Specific Plan for East Pleasanton, or within a more focused Master Plan or PUD plan for the 50-acre Kiewit area (Area 21), work with the property owner to develop and adopt or approve a conceptual plan, including housing at mixed densities, and a significant affordable housing component. The planning will take into account infrastructure, circulation, open space and amenities for residents, with the goal of creating a sustainable new neighborhood in Pleasanton. New public infrastructure (e.g., water, sewer, roadways etc.) will be necessary throughout the East Pleasanton Specific Plan (EPSP) area, and cost sharing of public infrastructure improvements is expected to occur among EPSP developers, anticipating the use of community facilities districts or similar financing structures. The plan will encourage a diversity of housing types and seek to include innovative missing-middle type and housing that can provide more compact units and some “entry-level” market-rate homeownership and/or rental housing units that are relatively affordable compared to larger units. Such affordable by design approaches are intended to achieve more housing that is affordable to first-time home buyers and other households that are unable to afford most newly-constructed market-rate housing in Pleasanton but do not qualify for below-market rate housing.
- Responsible Agency: Planning Division
 - Time Period: Complete concept-level planning for the Stoneridge Mall (2023). Complete and adopt/approve detailed Master Plans for Stoneridge Mall site (2025) and Kiewit property (2024)
 - Funding Source: Planning Division Budget, developer funds

Program 1.8

Monitor the production of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to determine if they are being rented and, if so, determine their rent levels. Per the City’s updated ADU ordinance (2021), all ADUs must be registered in the City’s monitoring program to

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determine rent levels of the ADUs being created. If it is determined that rent levels are exceeding those projected in the inventory or that ADU production is not keeping pace with Housing Element projections, the City will study and implement additional measures to encourage more production of, and affordability among, ADUs, such as fee waivers or reductions in exchange for deed-restricting a unit.

- Responsible Agency: Planning Division, Housing Division
- Time Period: Monitor annually (by April 1 of each year); if ADU targets are not being met by January 2027, review and revise efforts to increase ADU construction (e.g., fee waivers, etc.) by July 2027 pending results of monitoring
- Funding Source: Planning Division Budget, Housing Division Budget, Building and Safety Division Budget
- Quantified Objective: 93 ADUs

Program 1.9

The following programs will be implemented to facilitate the production of ADUs:

1. Prepare and distribute standardized and/or pre-approved building plans for ADUs that meet the requirements of Chapter 18.106 of the Pleasanton Municipal Code (Accessory and Junior Accessory Dwelling Units) and the California Building Standards Code. The City will publicize such building plans to interested persons inquiring or applying for an ADU, and incentives provided, such as reduction of permit fees, for applicants wishing to make use of such pre-approved plans.
 2. Create and maintain informational materials and an ADU resource webpage on the City's website to publicize and promote the availability of standard building plans; post information about available funding for ADUs (e.g., CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs). Materials will be made available through multiple outreach methods in addition to the City website, press releases, utility mailers, email distribution lists, social media, community service groups, etc.) and in multiple languages.
- Responsible Agency: Planning Division, Building and Safety Division
 - Time Period: Prepare standard building plan and informational materials by first quarter 2024; create ADU resource webpage by first quarter 2024
 - Funding Source: Planning Division Budget, Building and Safety Division Budget, Housing Division Budget
 - Quantified Objective: Prepare or approve four types of ADU standard plans; see Program 1.8

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Program 1.10

- Complete annexation of the housing sites located in unincorporated Alameda County (i.e., Lester and Merritt rezone parcels). If the annexations cannot be completed within three years, the City will identify and rezone additional sites to address the City's RHNA shortfall. These parcels will also be rezoned consistent with Program 1.1. Responsible Agency: Planning Division
- Time Period: Complete annexations by January 31, 2026
- Funding Source: Planning Division Budget, developer funds

Goal 2: Use a range of tools and methods to facilitate housing production, reflecting a range of housing types, sizes, affordability levels, and tenure, and provide access to housing opportunities that meet the diverse needs of the community.

Policies

Policy 2.1

Use the Lower-Income Housing Fee (LIHF) to support the production of and access to housing affordable to extremely low-, very low- and low-income households, with the objective of using the Lower Income Housing Fund in a manner consistent with the City ordinance, and to support affordable housing, particularly developments proposed by non-profit developers that include a high proportion of affordable units, suitable to accommodate a variety of different household types and sizes, including units with more than two bedrooms and suitable for large families. Use of the LIHF may include but is not limited to the following uses of funds:

- To supplement and leverage State and Federal funds (i.e., provide "seed money") in the development of housing affordable to very low- and low-income households and in-house loan programs, so that the fund may be used most efficiently and maintained over time.
- Advance homeownership opportunities, for example, through First Time Homebuyer Assistance Programs that write down mortgage costs.
- Purchase of land for affordable housing, and to support construction of housing on City-owned land.
- Extend affordable rent restriction agreements and avoid loss of at-risk units.
- Provide rental assistance to qualifying lower-income households.
- Rehabilitate existing housing.

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- Support development of affordable housing, through issuance of tax-exempt bonds, posting of loan collateral, payment of pre-development costs.
- To otherwise provide direct financial and technical support to help produce housing units affordable to lower-income households.

Policy 2.2

When considering how to utilize the City's Lower Income Housing Fund for specific housing developments, consider the ability of the project and developer (i.e., non-profit and/or for-profit) to successfully secure funding and the likelihood of the project to be developed, and prioritize allocation of funding accordingly.

Policy 2.3

In conformance with the Inclusionary Zoning Ordinance, require each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate- income households or, if the Ordinance criteria are met, to contribute to the Lower Income Housing Fund or propose alternative methods to facilitate the construction of housing affordable to these groups. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to lower- and moderate-income households. The City will continue to offer incentives to encourage and facilitate the production of affordable inclusionary units, as a component of the Ordinance.

Policy 2.4

Advocate for changes in Federal and State legislation that provides incentives for the development of housing for special needs and housing affordable to extremely low-, very low-, and low-income households, and that increases State and Federal funding to support the production of below-market-rate housing and overcome barriers to housing affordable to very low- and low-income households.

Policy 2.5

Seek opportunities and apply when eligible, for Federal, State and regional grants offered for mixed-use development near transit centers, including grant funding to upgrade infrastructure and transportation needed to support new high-density and transit-oriented development, as well as for the construction of affordable housing projects.

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Policy 2.6

When allocating City funding or resources, or granting incentives and regulatory relief as available to the City, the City will make such decisions with Priority 1 projects deemed to be those for which the greatest consideration should be given for such measures to be applied:

Priority 1. Housing developments providing units affordable to extremely low-, very low-, and/or low-income households in perpetuity, at a proportion that is at least 10 percentage points higher than the applicable Inclusionary Zoning Ordinance (IZO) rate (e.g., if the IZO rate is 20 percent, the project provides at least 30 percent inclusionary). Such projects will be eligible for the following incentives to encourage this increased level of affordable housing:

- Priority for the Growth Management affordable-housing sub allocation, if applicable
- Expedited permit processing
- Fee waivers
- Contributions from the Lower Income Housing Fund
- Use of available City-owned land
- Density bonuses
- City assistance in obtaining financing or funding
- Assistance in providing public improvements
- Consideration of reduced development standards, such as reducing the number of parking spaces (this consideration does not include reducing the number of required on-site parking spaces in the Downtown Specific Plan Area)
- Consideration of mortgage revenue bonds

Priority 2. Projects generating new housing involving non-profit and joint for-profit housing developers of housing affordable to extremely low-, very low-, low-, and moderate-income households. Such projects will also be eligible for incentives to encourage such housing as listed above for Priority 1 projects.

Priority 3. Projects involving smaller units that are affordable by design, including residential developments comprising at least 66 percent small units. Smaller units are 1,500 square feet or less for single-family units, either attached or detached (exclusive of garages) and 1,000 square feet or less for apartments/multi-family units and ADUs). To the extent that these developments provide resale or other deed restrictions to retain the units as affordable to moderate-income households, they may qualify for incentives at the discretion of the City Council. Deed-restricted lower-income family housing units (three-

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bedrooms or more) will not be counted against the proportion of small units required to qualify for prioritization or incentives.

Policy 2.7

Encourage the use of density bonuses in residential projects that include housing units affordable to extremely low-, very low-, low-, and moderate-income households.

Policy 2.8

When considering discretionary approval of projects, including proposals to re-zone property from non-residential to residential uses, provide greater preference to projects that would incorporate on-site units affordable to extremely low-, very low- and low-income households at a proportion greater than that ordinarily required by the Inclusionary Zoning Ordinance, or that otherwise facilitate or support the construction of lower-income housing units (e.g. donation of land, additional funding for construction of off-site units at a level beyond that required in strict compliance with the Inclusionary Zoning Ordinance).

Policy 2.9

Ensure that new, non-residential development, and market-rate residential development, adequately mitigates the demand it creates for new affordable housing by requiring payment of the Lower-Income Housing Fee or providing alternative mitigation as established by City ordinance, in proportion to its impacts.

Policy 2.10

When permissible, give additional priority or preference for lower-income housing opportunities to persons that live and/or work in Pleasanton.

Policy 2.11

Encourage at least 50 percent of new multi-family housing units constructed over the course of the 6th Cycle to be rental apartments.

Policy 2.12

Facilitate access to affordable rental housing units by offering local programs and supporting regional programs that minimize tenant displacement and help subsidize rents for eligible households.

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Policy 2.13

Minimize displacement of tenants in rental apartments and encourage ownership of lower cost residential units by prior renters through the regulation of condominium conversions.

Policy 2.14

Work with employers to develop partnerships for participating in programs to make housing affordable to their workers.

Policy 2.15

To achieve more housing that is affordable to first-time home buyers but is not deed-restricted below-market rate housing, encourage a proportion of new residential units to be smaller units (i.e., 1,500 square feet or less for single-family units, either attached or detached (exclusive of garages) and 1,000 square feet or less for apartments/multi-family units and ADUs). This includes encouraging small lot single-family and cluster housing (e.g., duplex, triplex, quad etc.) developments, allowing varying levels of interior amenities and finishes, and other affordable by design approaches. Target at least 10 percent of units in new for-sale housing developments to be affordably priced to households earning 120 to 150 percent of the Area Median Income (AMI).

Programs

Program 2.1

Continue to implement the Inclusionary Zoning Ordinance and actively pursue strategies to improve its effectiveness in producing affordable housing units in conjunction with new development. The following actions will be undertaken by the City:

1. Study the following amendments to the Inclusionary Zoning Ordinance and adopt such amendments provided they are not found to be an undue constraint on the production of housing:
 - An increase to the proportion of inclusionary units required in multi-family projects to be up to 20 percent, rather than the current 15 percent requirement.
 - Identification of a target mix of affordable units (including proportions of very-low, low- and moderate-income units), with the potential for an alternative mix of affordability to be proposed and approved if it would better meet other housing policy objectives to do so. For example, if the project provided deeper affordability, and/or resulted in the production of units suitable for special needs groups such as seniors or persons with mental or physical disabilities. Target affordability mix and unit size standards, including a required proportion of larger (3 or more bedroom) lower-income units, may be implemented through

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Objective Design Standards (Program 4.2) or the amended Inclusionary Zoning Ordinance.

2. Monitor the ongoing effectiveness of the Ordinance in producing new housing units. Monitoring will include a review of the extent to which developers are building on-site affordable units versus paying in-lieu fees with new developments, with the goal that a majority of required inclusionary units over the course of the next eight years are either provided on-site or constructed off-site, at the same time as projects are constructed. At the mid-point of the Housing Element cycle, if it is determined that the Inclusionary Zoning Ordinance is not meeting this goal, evaluate and modify the Ordinance so that it can better achieve that objective, including consideration of additional incentives or mandates to encourage units to be constructed. As part of the Inclusionary Zoning Ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City.
 - Responsible Agency: Planning Division, Housing Division
 - Time Period: Study the Inclusionary Zoning Ordinance (third quarter 2025); amend the Inclusionary Zoning Ordinance based on study (first quarter 2026); evaluate Inclusionary Zoning Ordinance (and modify, if needed) (first quarter 2027)
 - Funding Source: Planning Division Budget, Housing Division Budget
 - Quantified Objective: Amend the Inclusionary Zoning Ordinance and achieve higher proportions and/or lower affordability levels of inclusionary units from projects approved consistent with the amended Ordinance

Program 2.2

Require new commercial development to pay the Lower-Income Housing Fee established by City Ordinance and adopted by the City, or to otherwise mitigate demand for new employee housing as allowed by the Pleasanton Municipal Code (e.g., through construction of units or dedication of land). Regularly evaluate the amount of these fees to ensure that they: (1) remain commensurate with the needs generated by the development; (2) are established at a level proportionate with the actual cost to provide new housing; and (3) are in conformance with state law while ensuring that Pleasanton remains locally and regionally competitive in attracting new commercial investment.

- Responsible Agency: Housing Division, Planning Division, Economic Development Department
- Time Period: Evaluate fee and adopt new fee as appropriate (2025)
- Funding Source: Planning Division Budget, Housing Division Budget

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Program 2.3

Regularly review the Lower-Income Housing Fee for market-rate residential development, including consideration of adjustments to the fee within the amounts supportable by the existing Nexus Study to ensure the fee reflects the cost to mitigate demand for new affordable housing created by new development, and while ensuring that fee levels remain such that they do not present an undue constraint to housing production. As part of the review of existing fees, consider changing the basis of the residential fee to be structured on a per square foot basis, so as to incentivize the production of smaller units.

- Responsible Agency: Planning Division, Housing Division
- Time Period: Review and consider updates to fees based on existing Nexus Study (by end of 2025); commence comprehensive Nexus Study update (no later than 2026)
- Funding Source: Planning Division Budget, Housing Division Budget

Program 2.4

Continue to make available funding from sources such as the City's Lower Income Housing Fund, and the City's Federal HOME and CDBG funds to assist local non-profit agencies and housing developers. The City will also provide technical support to agencies to seek other sources of funding and to plan and develop affordable and special needs housing.

- Responsible Agency: Housing Division
- Time Period: Ongoing; seek funding biannually (first quarter 2024, 2026, 2028, and 2030)
- Funding Source: Lower Income Housing Fund, HOME funds

Program 2.5

Continue to offer waivers or reductions of City fees for affordable housing units, including the following:

1. Exempt all housing units affordable to very low- and low-income households and Accessory Dwelling Units from payment of the Lower-Income Housing Fee.
2. Allow for the approval of fee waivers and/or reductions for inclusionary units and the housing developments of which they are a part, for projects that meet the requirements of the Inclusionary Zoning Ordinance in terms of the proportion of proposed affordable units to be provided. When considering such discretionary fee waivers or reductions, greater consideration will be given to their approval when a housing development's proposed proportion of lower-income units exceeds the minimum required by the Inclusionary Zoning Ordinance (i.e., not all market rate units in projects that comply with minimum inclusionary requirements will necessarily receive fee waivers or reductions).

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- Responsible Agency: Planning Division
- Time Period: Ongoing as projects applications are processed
- Funding Source: Lower Income Housing Fund, developer funds

Program 2.6

Continue to make housing education programs and information available on the City's website, at other public venues, through City publications and mailings, City social media accounts, and through partnerships with regional organizations. Continue to coordinate public information with surrounding communities to provide up-to-date listings of opportunities for regional affordable housing and programs. In order to ensure program information is disseminated to the broadest range of households, including lower-income households, special needs groups such as seniors, the disabled, people experiencing homelessness, and non-English-speaking households, the City will develop a comprehensive marketing program that a) identifies partner organizations through which information can be shared with their clientele, b) builds relationships with those organizations including regular check ins, c) provides translation of printed and online materials into multiple languages, and d) effectively deploys traditional media and social media to increase outreach.

- Responsible Agency: Housing Division
- Time Period: Review/update information annually or as needed; develop comprehensive marketing program (2024)
- Funding Source: Housing Division Budget; Housing Grants

Program 2.7

Amend the affordable housing density bonus provisions of the Pleasanton Municipal Code (Chapter 17.38, Density Bonus), as well as General Plan Land Use Element Policy 11 to align with state density bonus law (Government Code §65915 et seq.) as it has been amended in recent years.

- Responsible Agency: Planning Division
- Time Period: Second quarter of 2024
- Funding Source: Planning Division Budget

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Program 2.8

Support access to rental housing for lower- and moderate-income households, and protect tenants from displacement, through the following programs:

1. Work with the Alameda County Housing Authority and other agencies to maintain funding for Section 8 Housing Choice Voucher Program and other Federal subsidy programs.
 2. Inform owners of rental units of the requirement to accept Section 8 Housing Choice certificates/vouchers and/or Project Based Section 8 Housing Choice Vouchers in their developments.
 3. Apply the provisions of the City's Condominium Conversion Ordinance, and Government Code, §65863.7 (as to mobile homes) to minimize displacement of renters and protect special needs households. For condominium conversions this includes requirements to maintain rental units for households with special needs including those with developmental disabilities, such as lifetime leases with rental caps for persons with disabilities, to the extent permitted by state law; and denying conversion of apartment units to condominiums if the percentage of multi-family units available for rent, city wide, is below 50 percent.
 4. Study the development of an enhanced local rental assistance program for the workforce that would help to off-set the costs of market-rate rents for qualifying very-low, low- and moderate-income households, when payment of those rents would result in overpayment or severe overpayment as defined in Appendix A. The City will implement the program unless it is determined it would be financially infeasible, or would negatively affect the City's ability to fund other housing and human services programs that benefit these same income groups.
- Responsible Agency: Housing Division, Planning Division
 - Time Period: Produce new outreach materials first quarter 2026; apply Condominium Conversion Ordinance (ongoing as applications are received); study development of an enhanced rental assistance program by first quarter 2028 with implementation to follow based on study (2029 and 2030)
 - Funding Source: Housing Division Budget, Lower-Income Housing Fund.
 - Quantified Objective: Although Housing Choice Vouchers are portable and administered by Alameda County Housing Authority, the City's objective is to continue to have at least 295 Housing Choice Voucher program participants reside in Pleasanton

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Program 2.9

Seek County, State, and Federal assistance for the development of housing to meet the housing needs of households with extremely low, low, and very low incomes as well as those with disabilities (including developmental disabilities). Potential sources may include State/Federal lower-income housing tax credits, grant funding (e.g., Affordable Housing and Sustainable Communities Program, etc.) and bond financing. The timing of application will depend upon the schedule for specific projects proposed by individual developers in as much as the City does not currently own any land for development of housing affordable to low- and very low-income households and those with disabilities. If the City is successful in securing an open source of funding for housing affordable to low- and very low-income households the availability of these funds will be promoted through the City's website, in local newspapers, social media, and through posting at public places subject to normal procedures. The objective of this program is to secure available funding required to finance gap funding for affordable housing development. A timeline would be developed on a project-by-project basis as affordable development inquiries/applications are submitted to the City.

- Responsible Agency: Housing Division
- Time Period: Seek funding annually and when specific development proposals are brought forward
- Funding Source: Housing Division Budget, Housing Grants

Program 2.10

Continue to monitor, on an annual basis, forthcoming State legislation and support legislation that seeks to improve and make more accurate and transparent the RHNA process, and that which provides funding, and financial and other incentives to strengthen local jurisdictions' abilities to meet their fair share responsibilities, while retaining an appropriate degree of local control over land use and planning decisions.

- Responsible Agency: Planning Division
- Time Period: Ongoing (annually)
- Funding Source: Planning Division Budget

Program 2.11

The City will analyze and explore State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80 percent to 120 percent of AMI). Potential programs could include concessions or incentives to large existing or future Pleasanton employers when they agree to construct or fund workforce housing beyond

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payment of in-lieu fees, and/or collaborations between employers and developers to construct workforce housing.

- Responsible Agency: Planning Division
- Time Period: Analyze State programs biannually (2024, 2026, 2028, and 2030); Outreach to current and/or future major employers (2025 and 2027)
- Funding Source: Planning Division Budget, Housing Division Budget, developer funds

Goal 3: Conserve and improve the existing housing stock.

Policies

Policy 3.1

Encourage the maintenance of safe, sound, and well-kept housing city-wide, and over time, eliminate all substandard housing conditions within the community with substantial progress by the end of the planning period.

Policy 3.2

Preserve the existing stock of mobile homes and mobile home parks and permit mobile homes and factory-built housing on appropriately located sites.

Policy 3.3

Preserve the affordability of restricted units affordable to extremely low-, very low- and low-income households for the longest term feasible, including requiring such units to be deed-restricted in perpetuity whenever allowable, to minimize the risk of affordable units being converted to market-rate housing over time.

Policy 3.4

Support the rehabilitation of housing affordable to lower- and moderate-income households, including “naturally affordable” housing units as well as deed-restricted units. When assistance is provided for rehabilitation of non-deed-restricted units, encourage the maintenance of affordability in the units that are rehabilitated.

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Programs

Program 3.1

Amend the Zoning Ordinance to define single-family homes (or equivalent) to include manufactured homes on a foundation as a conventional single-family home consistent with Government Code §65852.3.

- Responsible Agency: Planning Division
- Time Period: Third quarter 2024
- Funding Source: Planning Division Budget

Program 3.2

Continue to work cooperatively with the owners of existing mobile home parks to stabilize rents through implementation of existing agreements and of Pleasanton Municipal Code Chapter 6.60 and ensure mobile home parks proposed for conversion to other uses only do so in accordance with Government Code §65863.7.

- Responsible Agency: Planning Division, Housing Division
- Time Period: Ongoing
- Funding Source: Planning Division Budget, Housing Division Budget

Program 3.3

Although no existing restricted units are currently at risk for conversion to market rate, the City will monitor rent restricted assisted projects to assess the most effective methods of future assistance to retain rent restrictions as needed. Methods to evaluate include the City providing rehabilitation funds in addition to other incentives (e.g., density bonus, City-issued bonds or other funding to reduce apartment complex mortgage rates, etc.) in exchange for extended or perpetual affordability terms.

- Responsible Agency: Housing Division
- Time Period: Outreach to property owners/representatives of projects with potential expirations in the future (2029)
- Funding Source: Lower Income Housing Fund, Housing Division Budget
- Quantified Objective: Preserve all existing below-market rate housing units during the planning period, including rental and Single Room Occupancy units consisting of 19 extremely low-, 509 very low-, 564 low-, and 31 moderate-income units (see Appendix A, Tables A-18 and A-19, for a listing of units)

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Program 3.4

Maintain building and housing code enforcement programs, monitor project conditions of approval, and use code enforcement efforts to refer property owners to available rehabilitation and other programs.

- Responsible Agency: Community Development Department
- Time Period: Ongoing
- Funding Source: Community Development Department Budget
- Quantified Objective: See Program 3.5

Program 3.5

Proactively work to assist in the rehabilitation of existing housing units determined to have substandard conditions and/or known building code violations, occupied by extremely low-, very low-, or low-income households, through the following measures:

1. Provide funding on an annual basis to the Housing Rehabilitation Program, including available grant funding and City-derived funds (such as the Lower-Income Housing Fee), and partner with non-profits and outside organizations to support their housing rehabilitation programs and efforts.
 2. Identify eligible single-family residential properties and households through the outreach program offered the City's Housing Rehabilitation Program, as well as partnerships with agencies and non-profits that support housing rehabilitation.
 3. Create an inventory of multi-family properties built prior to 1970, as well as properties where Building Code violations have been verified, conduct a visual survey of these properties, and conduct outreach to owners to identify needs and opportunities for rehabilitation assistance through the Rental Housing Rehabilitation Program. As part of this effort, prioritize review of older multi-unit residential properties located within the Downtown area, which provides some of the most naturally affordable rental housing in Pleasanton.
 4. When rehabilitation assistance is offered for multi-family rental units, require, as a condition of receipt of funds, owners to provide, in exchange, a commitment to deed restrict or limit rent increases for a proportion of units in the complex to maintain their existing long-term affordability for current or future tenants.
- Responsible Agency: Housing Division, Building and Safety Division
 - Time Period: Ongoing administration of the Housing Rehabilitation Program; create eligibility list and inventory (fourth quarter 2025)
 - Funding Source: Housing Division Budget, HOME Funds, Lower Income Housing Fund
 - Quantified Objective: 15 lower-income units rehabilitated during the planning period

Goal 4: Reduce governmental constraints to the development and improvement of housing where feasible.

Policies

Policy 4.1

Update and amend existing City design and development guidelines and standards for residential and mixed-use development, to incorporate objective standards whenever possible, so as reduce uncertainty in the development process while ensuring high quality, livable projects.

Policy 4.2

Ensure that adequate infrastructure is available to support future planned residential growth.

Policy 4.3

Update City codes, policies and regulations, or the implementation thereof, as needed to comply with state law and remove governmental constraints to housing production.

Programs

Program 4.1

As required by state law, the City will review the status of Housing Element programs by April of each year and deliver the review on the form required by the State Department of Housing and Community Development. Various Housing Element programs will result in amendments to the Zoning Ordinance and other regulatory changes to facilitate the production of housing (e.g., Programs 5.6).

- Responsible Agency: Housing Division, Planning Division
- Time Period: Annually (by April 1 of each year)
- Funding Source: Planning Division Budget, Housing Division Budget

Program 4.2

Develop Objective Design Standards for multi-family and mixed-use development to eliminate subjectivity, consistent with state law including SB 35 and SB 330. This effort will evaluate and address subjective standards and findings required for approval in the Zoning Ordinance and the City's Design Guidelines, including in multifamily and mixed-use districts both within and outside the Downtown. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals, while ensuring projects are attractive, well-designed, and provide adequate amenities and livability for residents. As part of this process,

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engage with experts in the field, and with property owners and developers to ensure that standards will result in financially and physically feasible projects that can achieve the densities assigned to various properties.

- Responsible Agency: Planning Division
- Time Period: Fourth quarter of 2024
- Funding Source: Planning Division Budget, Housing Grants

Program 4.3

Suspend enforcement of the Growth Management Program and Ordinance (Pleasanton Municipal Code 17.36) as necessary to comply with state law, specifically the Housing Crisis Act (SB 330).

- Responsible Agency: Planning Division, City Manager
- Time Period: Ongoing
- Funding Source: Planning Division Budget

Program 4.4

Develop and update plans and programs to identify and address infrastructure deficiencies, including funding mechanisms for infrastructure improvements necessary to accommodate the planned and projected growth identified in the General Plan and to accommodate the 6th Cycle RHNA. These efforts will include the following:

1. Conduct a sewer/wastewater capacity analysis to ensure future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate the 6th Cycle RHNA, and on the basis of that study, identify and prioritize capital improvement projects and funding needs.
2. Adopt written policies and procedures that grant priority for sewer hookups for residential development that helps meet Pleasanton's share of the regional need for lower-income housing, consistent with Government Code §65589.7.
3. Continue to assess and plan for adequate water supply and infrastructure, including completion of groundwater treatment improvements to address known contaminants in City-operated wells; completion of water supply and operational plan updates, undertaking required updates to the City's Urban Water Management Plan; working with water suppliers including Zone 7 to ensure adequate supplies; and implementation of the City's recycled water and water conservation programs.
4. Identify funding mechanisms for infrastructure improvements contained in the General Plan to accommodate projected housing growth. The City will continue to make infrastructure improvements on an as-needed basis, and based on the priorities

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established in the above-referenced water and sewer capacity and needs assessments, to accommodate existing and planned growth, typically funded through the Capital Improvement Program (CIP), in turn funded by the General Fund and developer impact fees and connection fees.

- Responsible Agency: Operation Services Department, Planning Division
- Time Period: Complete a sewer/wastewater capacity analysis and adopt written policies and procedures that grant sewer hookups priority (2023); review Capital Improvement Program (CIP) and make affirmative changes by next CIP adoption
- Funding Source: Capital Improvement Program Budget, Sewer Enterprise Fund, Housing Grants, Planning Division Budget
- Quantified Objective: Implement seven identified projects during the planning period

Goal 5: Address the community's special-housing needs.

Policies

Policy 5.1

Provide housing opportunities in residential, mixed-use and infill areas, especially near high frequency transit and other services, for households with special needs such as studio and one-bedroom apartments for the elderly and single-person households, Single Room Occupancy (SROs), three-bedroom apartments for large households, specially designed units for persons with disabilities, and units affordable to extremely low-, very low- and low-income households with single-parent heads of households or those with disabilities (including developmental disabilities).

Policy 5.2

Proactively encourage the production of housing which is affordable to extremely low-income households (less than 50 percent of area median income) and to households at the low end of the low-income range (50 to 80 percent of median income).

Policy 5.3

Participate in local and regional efforts to combat homelessness in Pleasanton and work to effectively meet the needs of the city's unhoused residents.

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Policy 5.4

Provide opportunities, including appropriately zoned sites, to accommodate housing that can assist with individuals' transitions from homelessness, including Single Room Occupancy units (SROs), emergency shelter and transitional housing for unhoused residents.

Policy 5.5

Support development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.

Policy 5.6

Encourage the development of residential units that are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.

Programs

Program 5.1

Support implementation of applicable recommendations of the 2021 Alameda County "Home Together 2026 Implementation Plan" and pursue development and adoption of a local or subregional (Tri-Valley) homeless strategic framework to complement the Countywide effort, that would incorporate strategies and programs tailored towards the specific needs of Pleasanton's unhoused residents. To initiate this effort, convene one or more stakeholder meetings to evaluate trends, needs, resources and strategies that could be included in a future framework document.

- Responsible Agency: Planning Division, Housing Division
- Time Period: Convene stakeholder meeting by third quarter 2024; adopt local or Tri-Valley Framework or equivalent strategic plan by fourth quarter 2025
- Funding Source: Planning Division Budget, Housing Division Budget
- Quantified Objective: Reduce unhoused persons as counted in the bi-annual Point-in-Time (PIT) count for the 2026 and subsequent PIT counts during the planning period (2028 and 2030)

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Program 5.2

Continue to dedicate funding and staff resources to support regional and subregional efforts to address homelessness. Ongoing and future programs may include:

1. Providing annual funding through the Housing and Human Services Grant Program to non-profit agencies that provide shelter, resources and supportive services to the homeless.
 2. Allocating funding as available, and as opportunities arise, to support innovative programs to provide shelter to homeless individuals, such as the Goodness Village tiny homes project in Livermore.
 3. Convening regular meetings of the City's interdepartmental Homeless Outreach Team that directly interfaces with homeless service providers and homeless individuals and provides coordinated assistance and support to address homeless issues.
 4. Actively participate in the periodic Point-in-Time (PIT) Count efforts to document the incidence and nature of homelessness in Pleasanton and offer services accordingly.
- Responsible Agency: Planning Division, Housing Division
 - Time Period: Provide funding (annually); convene regular meetings of the Homeless Outreach Team (annually); participate in PIT Count efforts (biannually, in 2023, 2025, 2027, and 2029)
 - Funding Source: Planning Division Budget, Housing Division Budget, CDBG Funds, HOME Funds

Program 5.3

Provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City provides fee reductions per Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) on the basis of hardship. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.

- Responsible Agency: Planning Division
- Time Period: Ongoing
- Funding Source: Planning Division Budget

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Program 5.4

Continue to require both market-rate and affordable projects to conform to Chapters 11A and 11B of the California Building Code with respect to incorporation of accessibility features. Additionally, for multi-family projects with more than 15 units, strongly encourage developers to incorporate enhanced accessibility features in required adaptable units (such as roll-in showers, variable height work surfaces, and wider hallway and door widths) through expedited review or other methods. An equal or greater proportion of required adaptable very low- and low-income units as adaptable market-rate units in the project shall be provided with such features, to meet the needs of persons with disabilities and to allow for aging in place. With respect to single-family, duplex, and tri-plex projects not covered by Chapters 11A and 11B, adopt a local Universal Design Ordinance consistent with the HCD Universal Design Model Ordinance that requires enhanced accessibility in a proportion of units within projects of a specified size.

- Responsible Agency: Planning Division, Building and Safety Division
- Time Period: Adopt Universal Design Ordinance by third quarter 2023; implement Universal Design Ordinance and multi-family accessibility requirements as project applications are submitted
- Funding Source: Planning Division Budget, Building and Safety Division Budget, developer funds
- Quantified Objective: Enhanced accessibility features included in all projects subject to the Universal Design Ordinance during the planning period; target the application of Universal Design Ordinance and multi-family accessibility requirements to the production of 50 units by first quarter 2026

Program 5.5

Assign a portion of the City's Lower Income Housing Fund for housing projects which accommodate the needs of special housing groups such as for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes and experiencing homelessness.

- Responsible Agency: Housing Division, Planning Division
- Time Period: Annually, as part of the allocation process for the Lower Income Housing Fund; target development of assisted units by 2031
- Funding Source: Lower Income Housing Fund
- Quantified Objective: Reserve a minimum of 10 percent of available funding for this purpose, with the goal of providing 25 assisted units

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Program 5.6

Implement the following amendments to Title 18 of the Pleasanton Municipal Code, Zoning, to remove governmental constraints and facilitate special needs housing:

1. Explicitly allow for Single Room Occupancy units (SROs) to facilitate the provision of affordable housing for lower-income individuals, including seniors, persons with disabilities, and extremely low-income persons.
 2. Allow residential care facilities (sometimes called group homes) with six or fewer residents as a residential use and subject to the same development standards as a single-family dwelling. No conditional use permit, zoning variance, or other zoning clearance will be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone. Also, allow residential care facilities with seven or more residents subject to conformance with objective standards (to be developed as part of this program) to ensure these larger facilities do not negatively impact neighborhoods. The residents and operators of a residential care facility will be considered a family for the purposes of any law or zoning ordinance that relates to the residential use of property. However, “six or fewer persons” does not include the operator, operator’s family, or persons employed as staff.
 3. Allow transitional and supportive housing by right in all zones which allow residential uses, subject to the same standards of similar dwellings, consistent with AB 2162 and other state law provisions.
 4. Allow low barrier navigation centers by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses, consistent with AB 101 (Government Code §65660 et seq.).
 5. Amend the emergency shelter separation requirement in the Zoning Ordinance to be consistent with the state law (i.e., maximum separation requirement cannot exceed 300 feet).
- Responsible Agency: Planning Division
 - Time Period: First quarter of 2024
 - Funding Source: Planning Division Budget

Goal 6: Plan effectively for new development and ensure housing is developed in a manner that reduces its environmental impacts, keeps pace with available infrastructure and services, improves the quality of life for existing and new residents, and is compatible with existing development and adjacent uses.

Policies

Policy 6.1

Disperse high-density housing throughout the community, in areas near public transit, major thoroughfares, shopping, and employment centers, and ensure that livability is considered when considering proposals for high density residential developments, including open space, amenities, and facilities for the intended occupants.

Policy 6.2

Seek to improve the local jobs-housing balance and match and increase the percentage of residents that both live and work in Pleasanton, by accommodating additional housing within the City and facilitating the provision of housing at affordability levels that match local wages, including households with lower-wage jobs.

Policy 6.3

Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.

Policy 6.4

Ensure that new housing development and improvements to existing housing (e.g., rehabilitation, remodels and additions) integrate sustainable design and energy efficiency features, including a reduced lifecycle carbon footprint of materials required for the development of housing (i.e., remodels, additions, and new units), reduced energy and water consumption and efficiency, and expanded use of renewable energy sources.

Policy 6.5

Encourage new housing to be located in areas well-served by public transit and the active transportation network (e.g., pedestrian and bicycle facilities), and seek to improve these facilities throughout the city, in order to improve access to all modes of transportation and reduce Vehicle Miles Travelled (VMT) associated with new development.

Programs

Program 6.1

Develop and adopt Objective Design and Development Standards for each of the sites zoned for densities above 30 dwelling units per acre, including appropriate height limits, Floor Area Ratio, setbacks, massing, open space and parking requirements, and approval criteria (i.e., findings for approval) to ensure projects can accomplish their assigned densities, while mitigating potential incompatibilities between those higher density projects and adjacent uses, for example by providing for buffers or stepping heights between existing lower-density and new higher density buildings.

- Responsible Agency: Planning Division
- Time Period: Fourth quarter of 2024
- Funding Source: Planning Division Budget, Housing Grants

Program 6.2

Implement the Climate Action Plan's (CAP 2.0) applicable actions related to new residential construction, improving residential water and energy efficiency, and reducing VMTs associated with new units including the following: P1 - All Electric Reach Code, P2 - Existing Building Electrification Plan, P4 - Solar and Storage on New Construction, P5 - Zero Emissions Infrastructure, P8 - Improve Bicycle Amenities, P9 - Bicycle Rack Incentive Program, P10 - Increase Transit Ridership, P11 - Promote LEED Neighborhood Development, P15 - Water Efficiency Retrofits, S1 - Refrigerant Management, S2 - Energy Efficiency Upgrades, and S6 - Embodied Carbon Reduction Plan.

- Responsible Agency: Planning Division, Building and Safety Division
- Time Period: Ongoing
- Funding Source: Planning Division Budget; Building and Safety Division Budget; other sources (see CAP 2.0 Section 4.6 (Funding and Financing))

Program 6.3

Seek out and utilize available energy efficiency upgrade program funding for low-interest loans to support alternative energy usage and/or significant water conservation systems in exchange for securing new and/or existing rental housing units affordable to very low- and low-income households.

- Responsible Agency: Housing Division
- Time Period: Ongoing
- Funding Source: Housing Division Budget

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Program 6.4

Work to enhance multimodal transportation throughout Pleasanton by:

1. Implementing the network of bicycle and pedestrian facilities envisioned in the Bicycle and Pedestrian Master Plan, to enhance the citywide network of bikeways, walkways, and trails that are accessible, safe, comfortable, and convenient for people of all ages and abilities, and to maximize multimodal transportation options by improving access to BART, ACE, and bus lines. The City will accomplish this by dedicating local and regional transportation funds as available to advance high priority bicycle and pedestrian improvement projects, pursuing grant opportunities to augment local these funds whenever feasible, and by requiring developers to implement multimodal improvements as part of projects.
 2. Actively participating as a member agency of LAVTA and ValleyLink, and through State and regional advocacy efforts to secure improved transit service to and throughout Pleasanton, including more frequent and convenient bus and rail service.
- Responsible Agency: Engineering Division, Traffic Division, Planning Division
 - Time Period: Ongoing
 - Funding Source: Capital Improvement Program Budget, Grant Funds, Community Development Department Budget

Program 6.5

Implement the applicable housing-related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan, including:

1. Programs 1.5, 1.7, 1.8, 1.12, 1.13, 1.14, and 3.12 of the Water Element
 2. Program 9.1 of the Community Character Element
 3. Policies 2, 3, 4, 6 and 7 and programs 2.1-2.7, 3.1-3.5, 4.1-4.3, 6.1-6.4, 7.1-7.3, and 7.6 of the Energy Element
- Responsible Agency: Planning Division
 - Time Period: Ongoing
 - Funding Source: Planning Division Budget

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Program 6.6

Implement the policies and programs of the Downtown Specific Plan (DSP) that aim to improve the amenities, livability, and level of investment in Downtown neighborhoods, including areas that today provide relatively affordable housing opportunities for lower-income residents. DSP policies and programs that support this effort include:

- Policy LD-P.43 to retain and allow for remodeling and enlargement of existing residential units
- Policy LD-P.44 to encourage affordability in future multifamily residential projects through incentives and development concessions such as reduced parking standards
- Policy LD-P.45 to encourage development at densities that exceed the General Plan midpoint to encourage affordable housing
- Policy LD-P.46 to encourage a diversity of housing types including smaller units that are affordable by design
- Policy LD-P.48 to encourage use of the City's housing rehabilitation program
- Policy LD-P.49 to develop a referral program for qualifying homeowners to be connected to non-profit/volunteer organizations that provide home repair services
- Program LD-I.10 to develop and implement a streetscape improvement program
- Program LD-I.18 to provide improved design standards and guidelines for context-sensitive infill development
- Programs PF-1-1 through PF-1.7 to upgrade and improve various components of the sewer, water, and storm drainage system within the downtown to support existing and future development

- Responsible Agency: Planning Division, Housing Division, Engineering Division
- Time Period: Ongoing
- Funding Source: Planning Division Budget, Housing Division Budget, Capital Improvement Program Budget, Grant Funds

Goal 7: Equal Housing/Affirmatively Furthering Fair Housing

Policies

Policy 7.1

Promote fair and equal access to housing for all persons regardless of race, color, religion, gender, disability, sexual orientation, age, national origin, or family status.

Policy 7.3

Assist in the relocation of persons displaced by public projects in accordance with the requirements of State and federal law.

Programs

Program 7.1

Support State and Federal provisions for enforcing anti-discrimination laws. The City Attorney's Office remains available to support State and Federal provisions for enforcing anti-discrimination laws, as appropriate.

- Responsible Agency: Planning Division, City Attorney's Office
- Time Period: Ongoing
- Funding Source: General Fund

Program 7:2

Develop incentive/revitalization programs for neighborhoods to encourage support for affordable housing opportunities. Such incentives could include enhanced public amenities or other investment in areas where additional multi-family housing is planned.

- Responsible Agency: Housing Division, Planning Division, Engineering Division
- Time Period: Develop incentive/revitalization program (2027), complete at least one project in an existing or planned multi-family area, such as the Downtown area where generally older homes are located (2030)
- Funding Source: Housing Division Budget, Capital Improvement Program Budget, Grant Funds

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Program 7.3

Publicize information on fair housing laws and refer all complaints to the US Department of Housing and Urban Development, ECHO Housing, and the California Department of Fair Employment and Housing. The City will provide information about Fair Housing Policies in a variety of languages and formats to ensure it is accessible to all residents, including print and electronic versions.

- Responsible Agency: Planning Division, Housing Division
- Time Period: Prepare information in multiple languages (second quarter 2025); provide materials on the City's website and distribute through various outlets (second quarter 2025), update and re-distribute material regularly but no later than every three years (second quarter 2028 and 2031)
- Funding Source: Planning Division Budget, Housing Division Budget

Program 7.4

As part of the City's Diversity, Equity, and Inclusion (DEI) efforts, identify and adopt specific practices and strategies to foster greater inclusivity and equity in access to all City programs and services, including housing- and human services programs. Such strategies will include developing improved partnerships with community serving organizations and consulting on ways to better reach traditionally underserved populations and build community relationships, fostering greater diversity among City staff and appointed officials who develop and implement City programs, and ensuring public outreach is available in multiple languages.

- Responsible Agency: Planning Division, Housing Division
- Time Period: Begin first quarter 2023 and continue throughout the planning period
- Funding Source: Planning Division Budget, Housing Division Budget
- Quantified Objective: Convene City-led working group including City departments and outside agencies for bi-annual coordinating meetings starting in 2023

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Program 7.5

Conduct outreach to educate the community about affordable housing and its benefits to the community. This would include multi-lingual educational flyers with graphics and photographs showing examples of affordable housing projects in Pleasanton and/or the surrounding region (e.g., Tri-Valley, East Bay, etc.).

- Responsible Agency: Planning Division, Housing Division
- Time Period: Prepare outreach materials by first quarter 2024 and distribute throughout the planning period biannually
- Funding Source: Planning Division Budget, Housing Division Budget
- Quantified Objective: The aim is to reduce or eliminate appeals filed against City approvals of affordable housing developments

4.C Quantified Objectives

Table 5-1 presents the City’s quantified objectives for construction, preservation, and rehabilitation for the 2023 – 2031 planning period that will be achieved through the policies and programs described above.

Table 5-1: Quantified Objectives

Program Type/Affordability	Extremely Low¹	Very Low	Low	Moderate	Above Moderate	Total
New Construction	875	875	1,008	894	2,313	5,965
Rehabilitation	5	5	5	-	-	15
Conservation/Preservation	19	509	564	31	-	1,123
Total	899	1,389	1,577	925	2,313	7,103

¹ The City estimates 50% of the very low households would qualify as extremely low income.

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Appendix A: Housing Needs Assessment

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Section A.1 Introduction and Summary

A.1.1 Introduction

This Appendix forms the foundation for understanding Pleasanton’s housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the city’s housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.



This needs assessment includes an analysis of the city’s population, special needs groups, employment, housing stock, and housing affordability.



The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by ABAG, which relies primarily on the American Community Survey 2015-2019, California Department of Finance, and HUD’s Comprehensive Housing Affordability Strategy (“CHAS”) data. 2020 Census data has been noted and referenced in certain instances; however, due to the timing and certification requirements of the Housing Element, 2020 Census data is not fully available and therefore is not possible to comprehensively integrate it into this assessment.

A.1.2 Summary

Housing needs are determined by a city’s population and its existing housing stock and provide context for developing housing policy, such as which types of housing and its affordability levels are most needed in the community. The following summarizes key data from this housing needs assessment.

- Pleasanton has a higher income population than Alameda County (county). Pleasanton's 2019 median household income was \$156,400, 57 percent higher than the county (\$99,406). However, 7.6 percent of households in Pleasanton are extremely low-income, and almost one in five of Pleasanton households are low-income households (earn less than 80 percent of Area Median Income (AMI)).
- Home purchase and rental prices are higher in Pleasanton than in the county. Households must earn about \$226,080 (at least 180 percent of AMI) to be able to afford to buy a home in the city. A household must earn about \$125,600 (100 percent of AMI) to be able to afford market rent in Pleasanton.
- Almost 24 percent of Pleasanton homeowners are cost burdened, meaning they spend 30 percent or more of gross income on housing costs, while almost 44 percent of renters are cost burdened. Additionally, 21 percent of renters spend 50 percent or more of their income on housing, compared to about 10 percent of homeowners. Pleasanton has a lower overall proportion of cost-burdened households (29 percent) compared to the county (37 percent).
- Renter households are more likely to be living in overcrowded¹ conditions than owner-occupied households. Although Pleasanton has a lower rate of overcrowding (2.6 percent) compared to the county (7.9 percent) and the Bay Area region² (6.9 percent), about seven percent of Pleasanton renter households (609 households) live in overcrowded conditions.
- Half of Pleasanton's population is White, 34.6 percent Asian, 9.5 percent Latinx, and 1.8 percent African American³. People of color comprise a lower proportion of Pleasanton's population compared to the Bay Area region. African American residents experience the highest rates of poverty in Pleasanton.
- Pleasanton's median age is 41 years, higher than the county (38 years). Seniors (65 years and above) make up almost 15 percent of the population. Out of the total senior population, approximately one-third is cost burdened. Seniors are a special needs group because they are more likely to be on a fixed income while requiring higher levels of care.
- Pleasanton's special housing needs population include persons with a disability that may require accessible housing (7.0 percent of residents) and female-headed households who are often at greater risk of housing insecurity (6.9 percent of households).
- Pleasanton has 2,291 large households (five or more people), which are generally served by three-bedroom or larger units; 5.8 percent of larger households are also low-income

¹ See Section A.3.2 for how overcrowding is defined.

² The Bay Area region (region or Bay Area) includes the ABAG nine counties and 100 cities.

³ The 2020 Census reported a smaller percentage of White population in Pleasanton; see Section A.2.3.

and a large proportion of larger households are cost-burdened. Pleasanton's housing mix of three-bedroom or larger units (20,442 units) is adequate to accommodate the overall number of larger families. However, given that almost six percent of large households are also lower income, there may be a need to ensure that larger (three or more bedroom) affordable housing units are available for these households.

- Pleasanton is a net importer of workers for jobs at all wage levels, although this is most pronounced for lower-wage jobs. In 2018, approximately eight percent of people employed in Pleasanton also lived in Pleasanton. Although this percentage is comparable to peer cities, the increase in daytime population participating in the labor force and commuting to Pleasanton can impact traffic congestion and increase greenhouse gas emissions in the city.
- Over 70 percent of Pleasanton's housing stock is single-family (attached and detached); however, multi-family housing of five or more units has experienced the most growth over the last decade. A variety of housing types is important to meet the needs of all members of the community.
- The largest proportion of Pleasanton's housing units was built between 1980 and 1999, and only about six percent were built before 1960. While this represents a newer housing stock compared to the county, aging housing units can reflect poorer living standards and higher repair costs.

Section A.2 Population Characteristics

A.2.1 Population

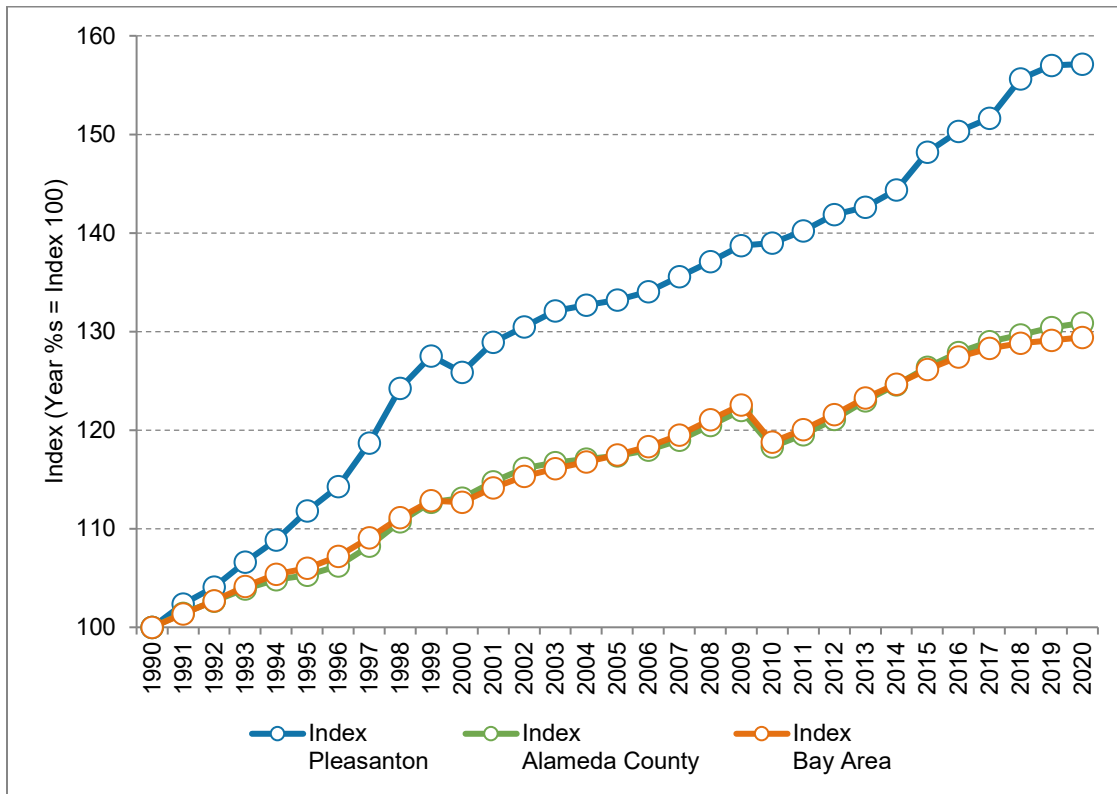
The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a decline during the Great Recession beginning in 2007. Many cities in the region have experienced significant growth in both jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Pleasanton's population has increased by 24.8 percent; this rate is above that of the region as a whole, at 14.8 percent. In Pleasanton, roughly 12.5 percent of its population moved during the past year, a number 0.9 percentage points smaller than the regional rate of 13.4 percent.

Table A-1: Population Growth Trends

	1990	1995	2000	2005	2010	2015	2020
Geography							
Pleasanton	50,570	56,539	63,654	67,363	70,285	74,950	79,464 ¹
Alameda County	1,276,702	1,344,157	1,443,939	1,498,963	1,510,271	1,613,528	1,670,834
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537
Notes:							
¹ 79,871 according to the 2020 Census.							
<i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)</i>							

In 2020, the population of Pleasanton was estimated to be 79,464 (see Table A-1). The population of Pleasanton makes up 4.8 percent of Alameda County. From 1990 to 2000, the city's population increased by 25.9 percent, while it increased by 10.4 percent during the first decade of the 2000s. In the most recent decade, the population increased by 13.1 percent (13.6 percent according to the 2020 Census). From 2019 to 2020, Pleasanton's population declined by less than 0.25 percent. From 2020 to 2021, statewide population declined by 0.46 percent, attributed to lower natural increase (births minus non-COVID-19 deaths), a decline in immigration, and COVID-19 deaths. During this year, Pleasanton's population declined by 0.36 percent and Alameda County's population declined 0.39 percent.

Figure A-1: Population Growth Trends



Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

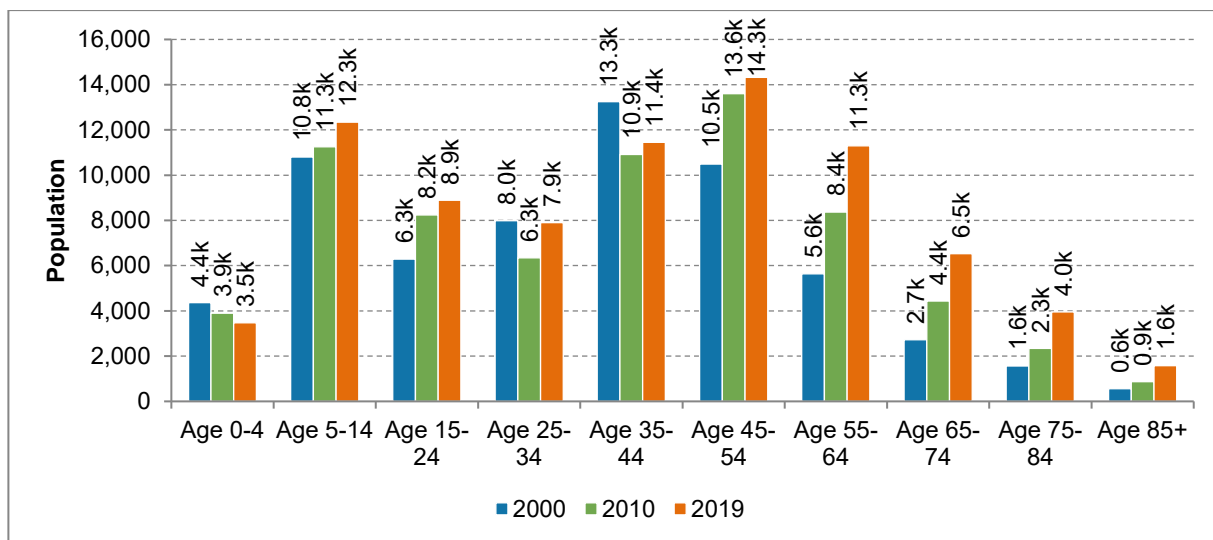
Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)

A.2.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed.

In Pleasanton, the median age in 2000 was 36.6; by 2019, this figure had increased to around 41 years. In comparison, the median age in Alameda County and statewide was around 38 and 36.5 years respectively. The population of seniors (65 years and above) increased 149 percent since 2000 and makes up almost 15 percent of the population. Statewide, the population of seniors comprises approximately 12 percent of total population. Additionally, the population of those above 45 years has increased since 2010 (see Figure A-2). Since 2000, the City has produced a total of approximately 911 new senior housing units, which has provided much needed housing for seniors and attracted new senior residents to the city.

Figure A-2: Pleasanton's Population by Age, 2000-2019



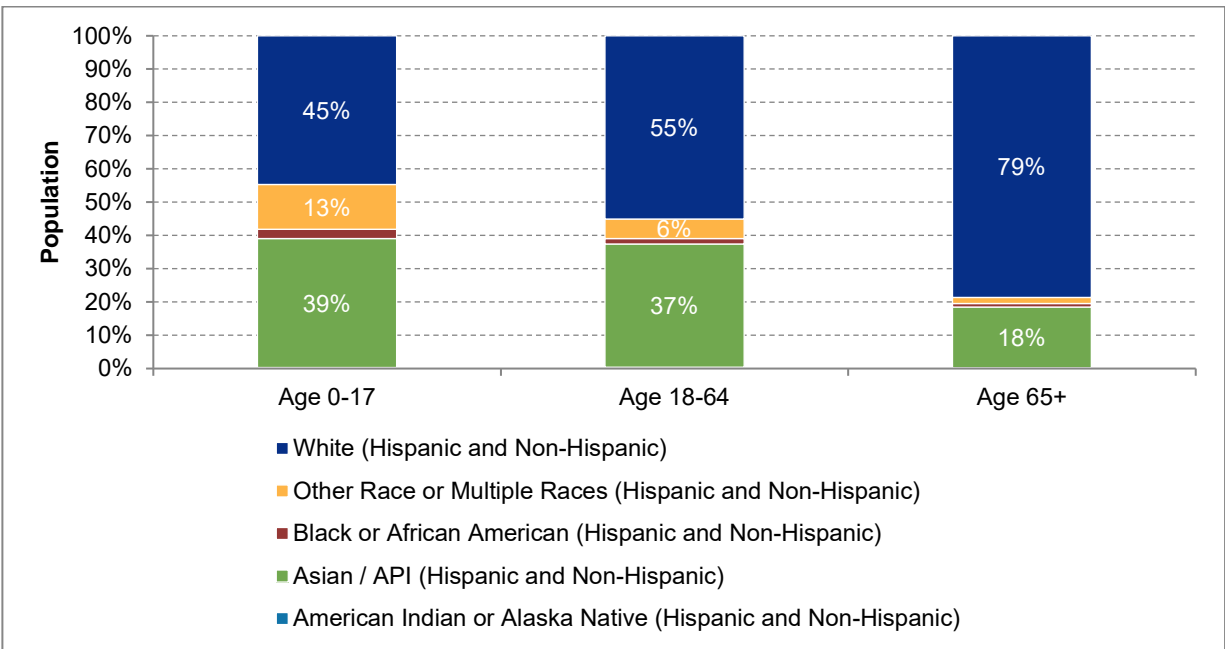
Notes:

Universe: Total population

Source: ABAG 2021 Pre-certified Housing Needs Data ((U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001)

Looking at the senior and youth population by race can add an additional layer of understanding, as families and people of color are even more likely to experience challenges finding affordable housing. People of color (all non-White racial groups) make up 21.4 percent of seniors, 44.9 percent of people aged 18-64, and 55.3 percent of youth under 18 years of age (see Figure A-3).

Figure A-3: Pleasanton's Senior and Youth Population by Race



Notes:

Universe: Total population

In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

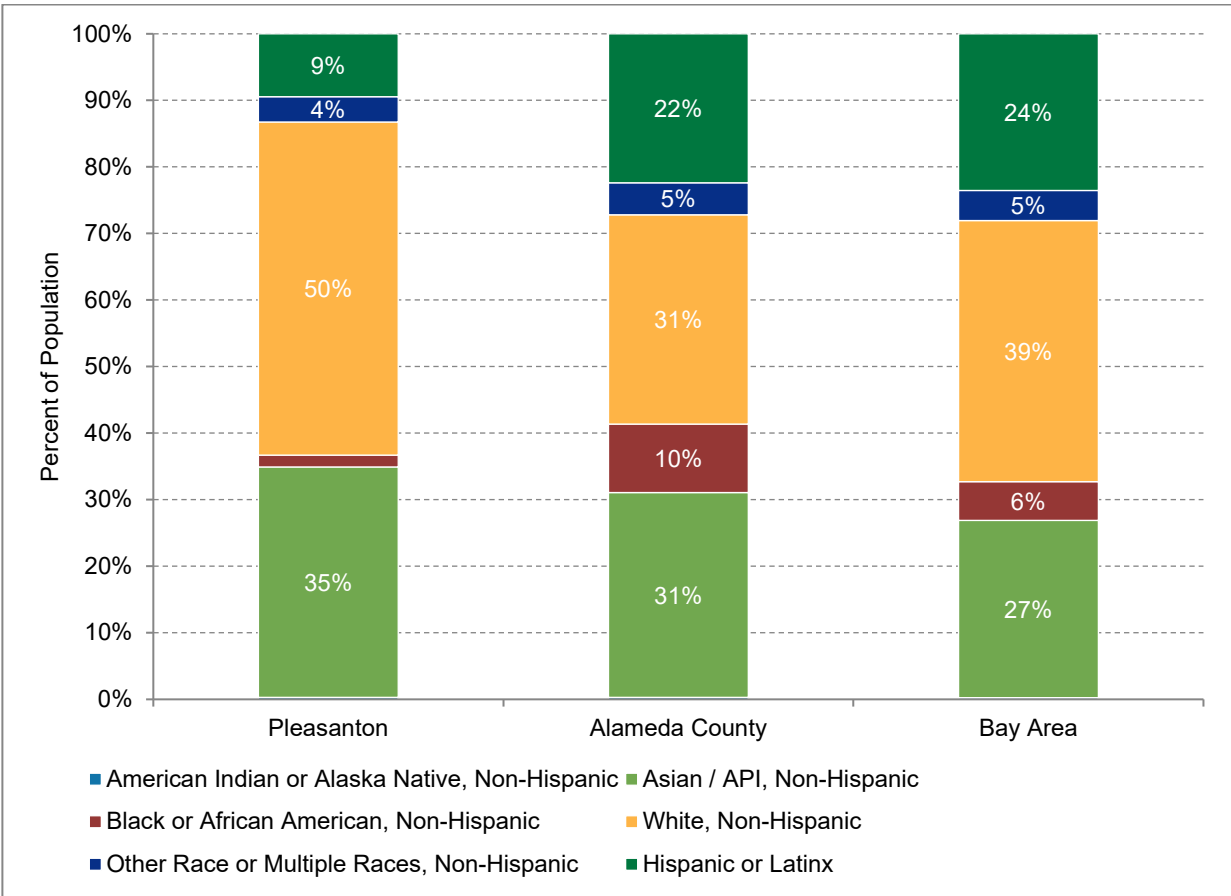
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G))

A.2.3 Race/Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today.

Pleasanton has a higher share of residents identifying as White, Non-Hispanic and a smaller share of residents identifying as American Indian or Alaskan Native, Black or African American compared to the county and region. In 2020, half of Pleasanton's population was White, 34.6 percent was Asian, 9.5 percent was Latinx, and 1.8 percent was African American. According to the 2020 Census, 43 percent of the Pleasanton's population was White, 39.4 percent was Asian, 9.9 percent Latinx, and 1.7 percent was African American.

Figure A-4: Population by Race, 2019



Notes:

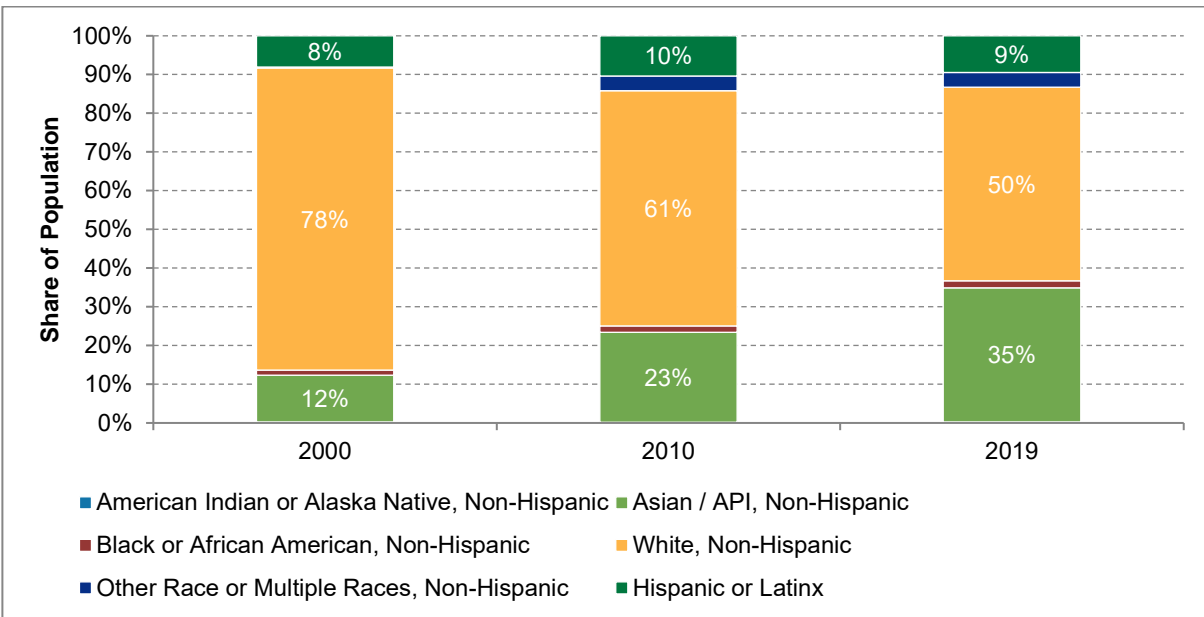
Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

Since 2000, the percentage of residents in Pleasanton identifying as White has decreased – and accordingly the percentage of residents of all other races and ethnicities has increased – by 27.9 percentage points, with the 2019 population standing at 40,917 (see Figure A-5). In absolute terms, the Asian / API, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most.

Figure A-5: Pleasanton's Population by Race, 2000-2019



Notes:

Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

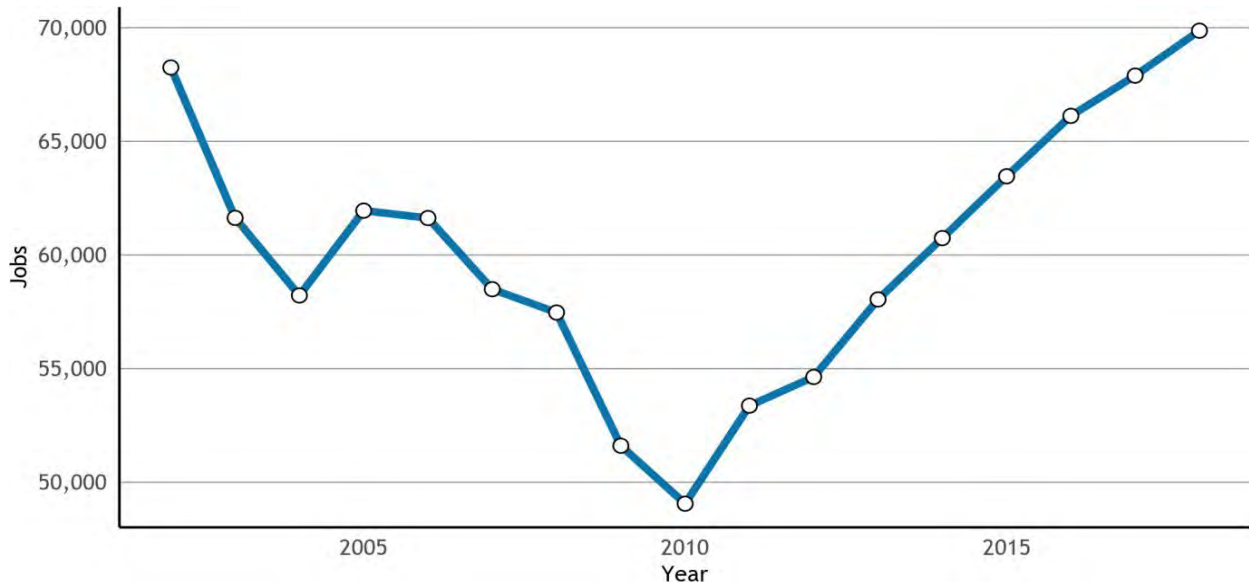
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

A.2.4 Employment

A city houses employed residents who either work in the community where they live, or who work elsewhere in the region (i.e., export workers). Conversely, a city may have jobs that employ residents from the same city, but more often employ workers commuting into the city (i.e., import workers). Smaller cities typically will have more employed residents than jobs and export workers to other cities, while larger cities tend to have a surplus of jobs and import workers to their city. To some extent the regional transportation system is set up to accommodate this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A city with a surplus of employed residents “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” workers. Between 2002 and 2018, the number of jobs in Pleasanton increased by 2.4 percent overall (see Figure A-6). However, this same period saw a steep decline in total jobs during the Great Recession; since 2010 the number of jobs in Pleasanton has risen back to (and now slightly exceeds) pre-Recession levels.

Figure A-6: Jobs in Pleasanton



Notes:

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018)

There are 40,332 employed residents (i.e., residents who are part of the local and regional labor force), and 59,950 jobs⁴ in Pleasanton - the ratio of employed residents to jobs is 1:1.49; Pleasanton is a net importer of workers. In 2018, approximately eight percent of all jobs in Pleasanton were held by people who also lived in the city, and of employed Pleasanton residents, approximately 15 percent worked at jobs located in the city. Table A-2 compares these employment percentages to other nearby and comparable cities. Pleasanton is similar to peer cities, with Pleasanton ranking relatively high on percent of employed residents working in the city and in the middle for the percent of jobs held by residents.

⁴ Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (employees may live elsewhere). The jobs may differ from those reported in Figure A-6 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

Table A-2: Comparison of Residents to Jobs

City	Percent of Employed Residents that Work in City	Percent of Jobs in City Held by Residents
Pleasanton	15.2%	8.1%
Livermore	21.6%	18.0%
Dublin	4.7%	6.8%
San Ramon	11.3%	9.6%
Walnut Creek	13.0%	6.2%
<p>Notes: ¹ 2018 data is pre-COVID-19 pandemic and does not reflect associated work from home arrangements. Data reflecting COVID-19 impacts is not yet available. <i>Source: Longitudinal Employer-Household Dynamics (LEHD), OnTheMap, 2018.</i></p>		

Figure A-7 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially unmet demand for housing in particular price categories. A relative surplus of jobs in relation to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions.

Such patterns are not inherently undesirable, though over time, sub-regional imbalances may appear. And, as described below, a mismatch of employment to housing generally correlates to more commuting from home to work locations, which may have negative environmental or other consequences, particularly if commutes are lengthy. Pleasanton has more jobs than employed residents at all wage levels (see Figure A-7)⁵.

⁵ The source table is top-coded at \$75,000 (i.e., does not report for tiers of wage-levels above \$75,000), precluding more fine grained analysis at the higher end of the wage spectrum.

Figure A-7: Annual Earnings by Residents and Jobs in Pleasanton



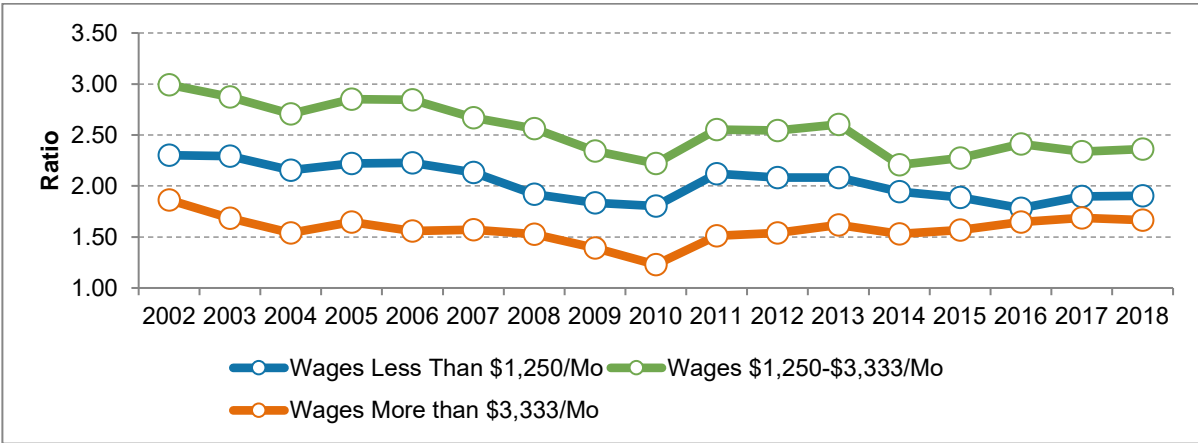
Notes:

Universe: workers 16 years and over with earnings

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519)

Figure A-8 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of one means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above one indicate a jurisdiction will need to import workers for jobs in a given wage group. Pleasanton has the greatest need to import workers for lower-wage jobs (\$1,250 - \$3,333 per month). At the regional scale, the overall ratio is 1.40 jobs for each worker, implying a modest import of workers from outside the region.

Figure A-8: Pleasanton's Jobs-Worker Ratios, by Wage Group



Notes:

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018)

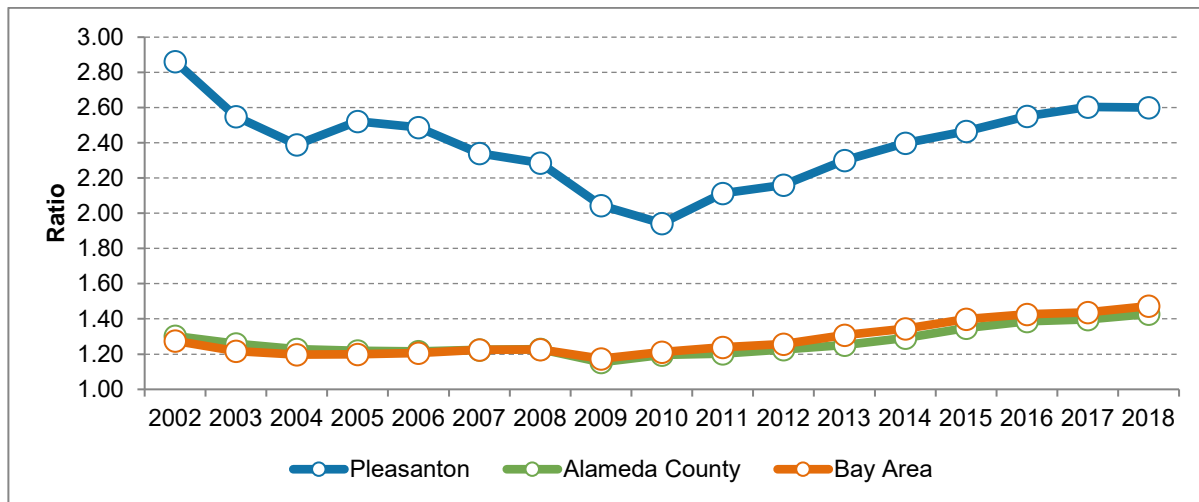
The balance between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users. Local employers may also be challenged to attract and retain a stable workforce when there is a shortage of available housing, or housing is too expensive relative to local wages.

Approximately 15 percent of employed Pleasanton residents work in Pleasanton (Table A-2). Employed Pleasanton residents that commute to a job outside of the city (i.e., export workers) are primarily commuting to San Francisco (8.7 percent), San Jose (7.8 percent), Fremont (4.9 percent), or Livermore (4.9 percent). Other employment destinations include San Ramon, Sunnyvale, Santa Clara, and Oakland. Alternatively, those who are commuting into Pleasanton for work (i.e., import workers) are commuting from Livermore (5.9 percent), San Jose (5.6 percent),

Dublin (4.6 percent), San Ramon (4.4 percent), or Fremont (4.2 percent). Workers also commute from San Francisco, Oakland, Hayward, and Tracy⁶.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. The jobs-household ratio in Pleasanton has decreased from 2.86 jobs per household in 2002, to 2.6 jobs per household in 2018 (see Figure A-9)⁷. Pleasanton’s jobs-household ratio is higher than both Alameda County and the region, suggesting the city has a higher concentration of jobs relative to the rest of the Bay Area.

Figure A-9: Jobs-Household Ratio



Notes:

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction’s jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

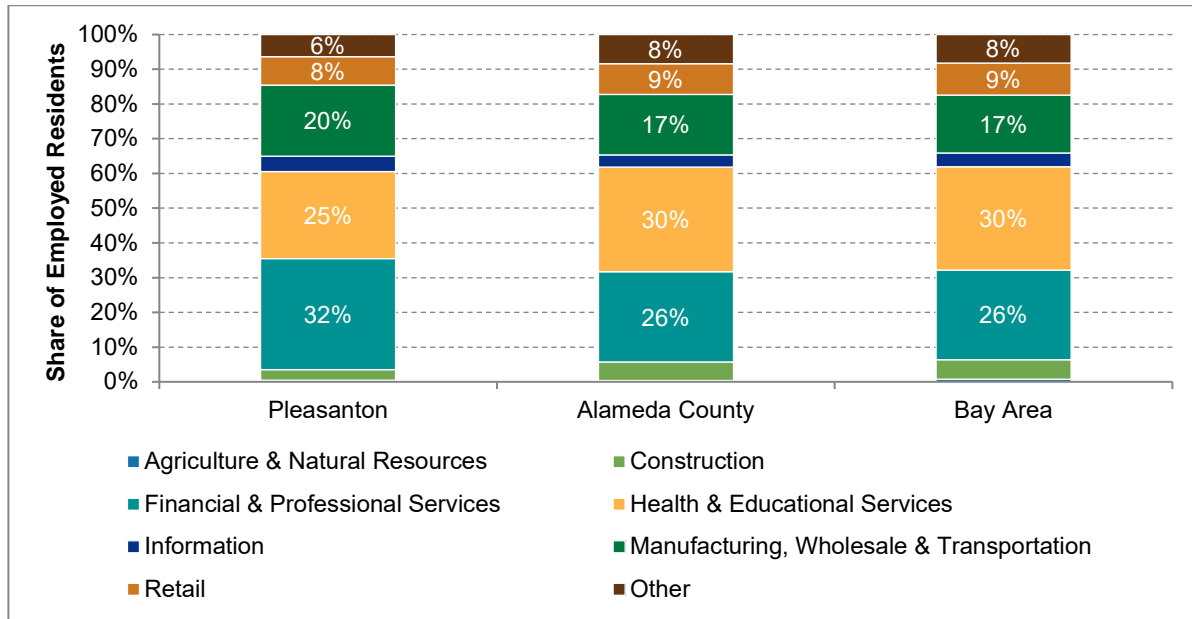
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households))

⁶ Longitudinal Employer-Household Dynamics (LEHD), OnTheMap, 2018.

⁷ The ratio of jobs to housing has tracked with the overall number of jobs in the city, being at its lowest during the Great Recession, and rising over more recent years, although still reflecting an improved balance since 2002.

In terms of sectoral composition, the largest industry in which Pleasanton residents work is Financial & Professional Services, and the largest sector in which Alameda County residents work is Health & Educational Services (see Figure A-10). For the Bay Area as a whole, the Health & Educational Services industry employs the most workers. Financial & Professional Services includes occupations within fields such as banking, finance, real estate, computer and information systems, scientific research and development, software development, database administration, information security, data science, and others.⁸

Figure A-10: Resident Employment by Industry



Notes:

Universe: Civilian employed population age 16 years and over

The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030)

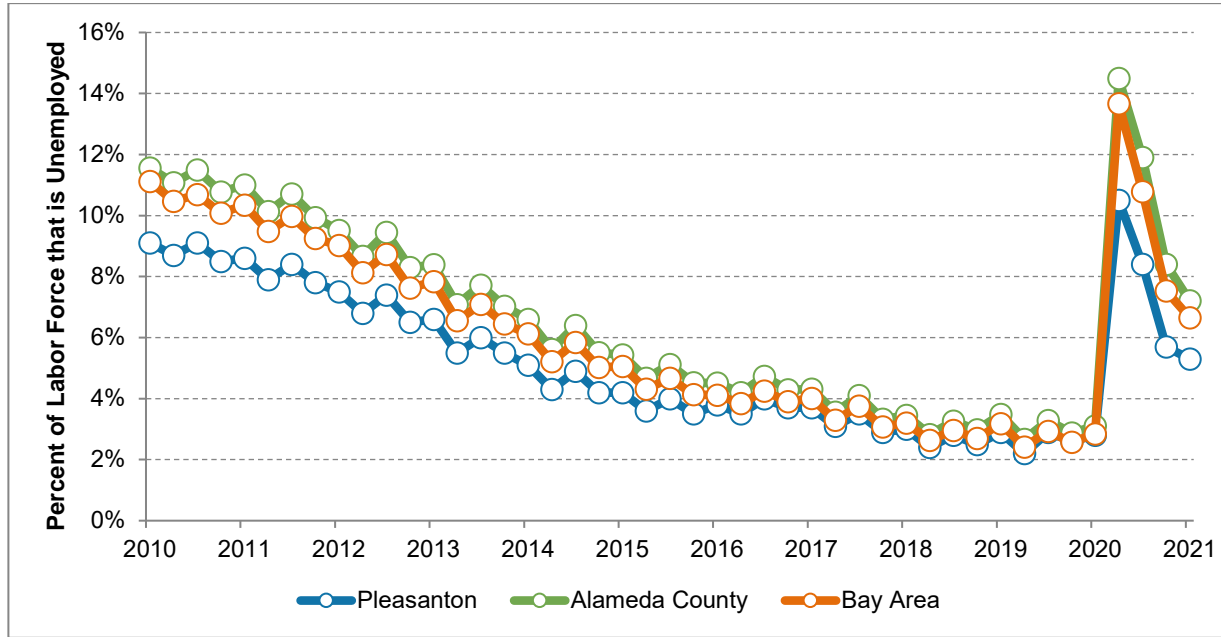
The sectors with the largest number of jobs in Pleasanton are Professional, Scientific, and Technical Services (NAICS 54), Information (NAICS 51), and Health Care and Social Assistance (NAICS 62) which make up 16 percent, 12 percent, and 11 percent of the jobs in the city respectively⁹.

⁸ https://www.bls.gov/oes/current/naics2_52.htm#00-0000

⁹ Quarterly Census of Employment and Wages (QCEW) (2019, Q2-Q4); City of Pleasanton (2021)

In Pleasanton, there was a 3.8 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure A-11: Unemployment Rate



Notes:

Universe: Civilian employed population age 16 years and over

Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021)

Section A.3 Household Characteristics

A.3.1 Household Size

In Pleasanton, the largest share of households (32 percent) consists of a household with two people, while the lowest share of households (8 percent) consists of five-or-more persons. According to the California Department of Finance, Pleasanton had an average household size of 2.85 in 2021.

Table A-3: Household Size

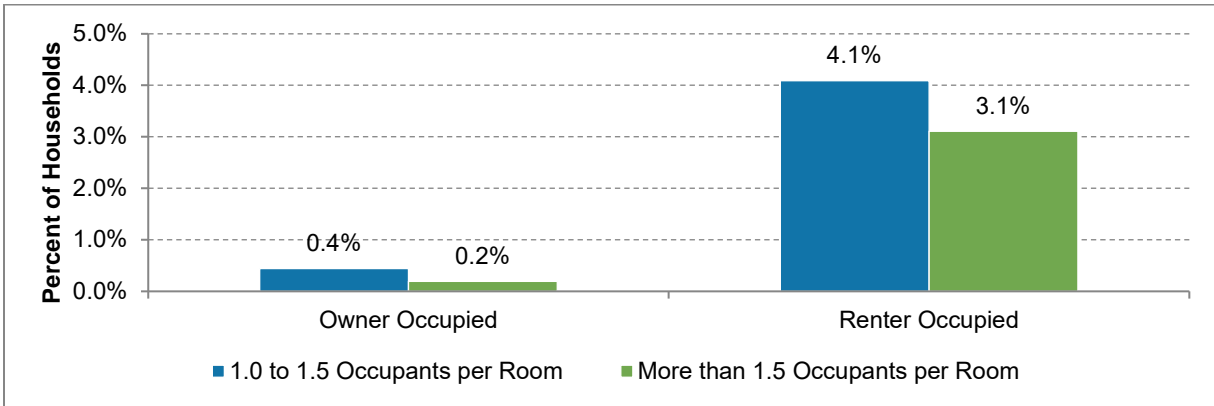
	Total	%
1-person household	5,143	18%
2-person household	9,374	32%
3-person household	5,540	19%
4-person household	6,663	23%
5-or-more person household	2,291	8%
Total occupied housing units	29,011	
<i>Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)</i>		

A.3.2 Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when housing demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Pleasanton, 3.1 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.2 percent of households that own (see Figure A-12). In Pleasanton, 4.1 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.4 percent of households that own. Overall, 7.2 percent of renter households (609 households) experience overcrowding.

Figure A-12: Overcrowding by Tenure and Severity



Notes:

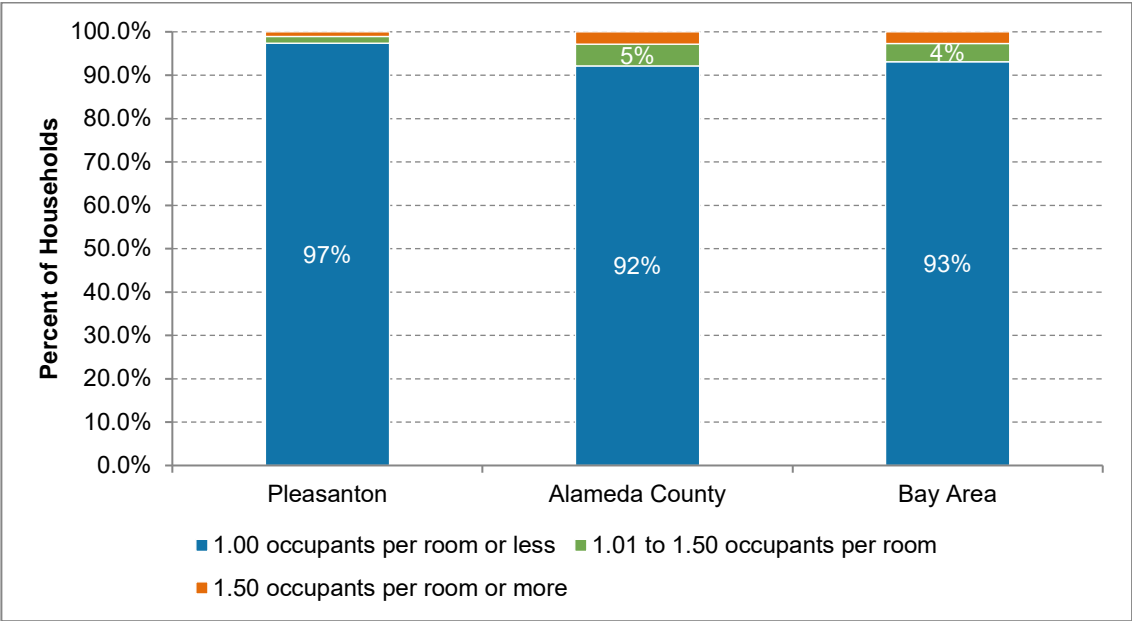
Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Overall, Pleasanton has a lower rate of overcrowding than the rest of the region. Only 2.6 percent of Pleasanton residents face overcrowded conditions compared to 7.9 percent in Alameda County and 6.9 percent in the Bay Area (see Figure A-13). Specifically, Pleasanton has 447 households experiencing overcrowded conditions and 310 households experiencing severe overcrowding.

Figure A-13: Overcrowding Severity

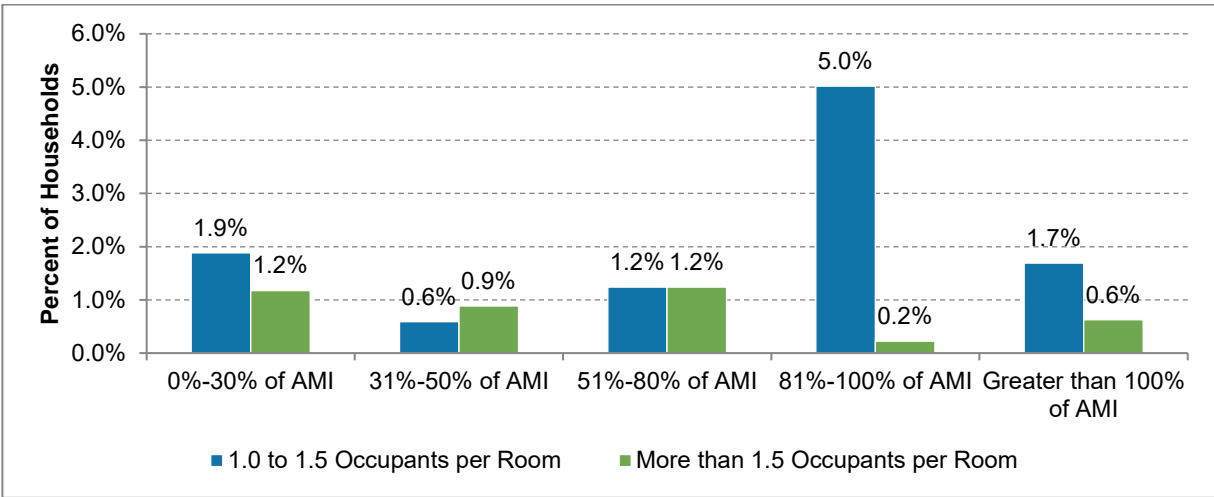


Notes:
 The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Overcrowding often disproportionately impacts low-income households. Regardless of tenure, 1.2 percent of extremely low-income households (below 30 percent AMI) experience severe overcrowding, while 0.6 percent of households above 100 percent experience this level of overcrowding (see Figure A-14). Similar levels of severe overcrowding are experienced by all lower income households (below 80 percent AMI).

Figure A-14: Overcrowding by Income Level and Severity



Notes:

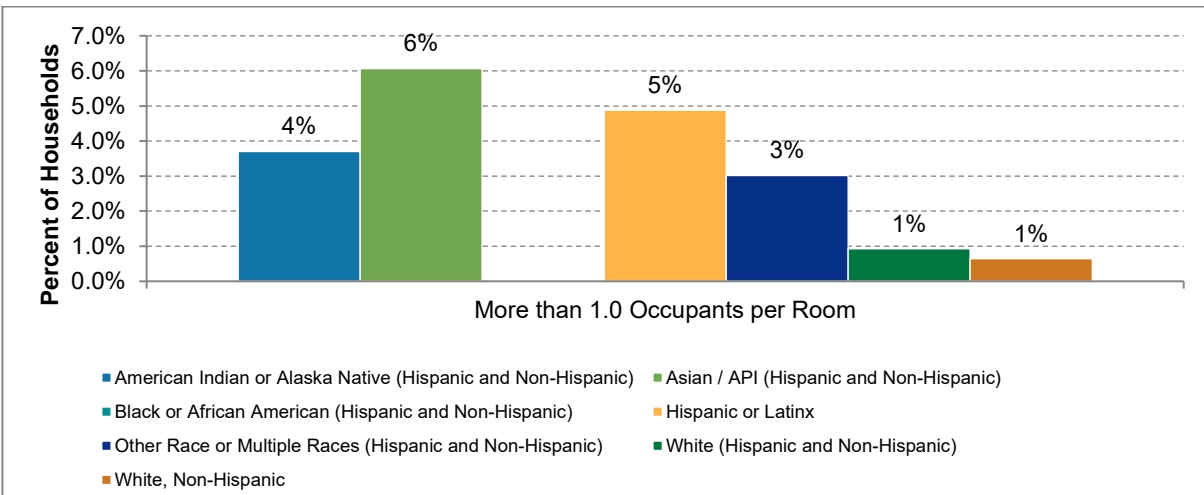
Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Pleasanton, the racial group with the largest overcrowding rate is Asian / API (Hispanic and Non-Hispanic), followed by Hispanic or Latinx (see Figure A-15). No overcrowding was reported in Black or African American (Hispanic and Non-Hispanic) households.

Figure A-15: Overcrowding by Race



Notes:

Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the White racial group is also reported for White householders who are not Hispanic/Latinx. Since residents who identify as White and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as White and non-Hispanic/Latinx, data for multiple White sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

A.3.3 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, the size of unit, and location of housing. Overall, household income in Pleasanton is higher than that of Alameda County. Pleasanton’s median household income in 2019 was \$156,400, which is 57 percent higher than the county’s median income of \$99,406. The mean income in Pleasanton (\$192,532) is 47 percent higher than in Alameda County (\$130,710).

Table A-4: Household Income

	Pleasanton	Alameda County
Median Income	\$156,400	\$99,406
Mean Income	\$192,532	\$130,710
<i>Source: ACS 5-year estimates (2019), S1901</i>		

The RHNA includes specific income categories defined by their respective proportion of the county area median income (AMI). Table A-5 defines these income categories.

Table A-5: Income Categories as a Percentage of AMI

	% of AMI
Acutely Low ¹	0-15%
Extremely Low	15-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	>120%
Notes:	
¹ New income category effective January 1,2022.	
Source: Department of Housing and Community Development, 2021	

Table A-6 shows the 2021 income limits for these income categories in Alameda County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

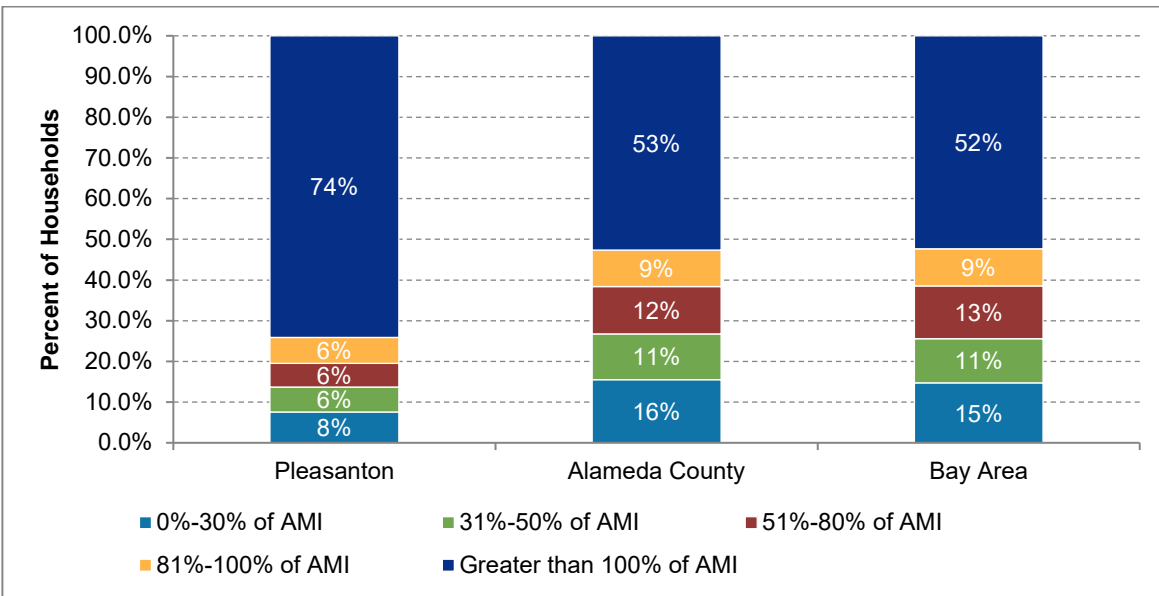
Table A-6: Alameda County 2021 Annual Income Limits by Household Size

Number of Persons in Household:		1	2	3	4	5	6	7	8
Alameda County Area Median Income: \$125,600	Acutely Low	13,200	15,100	16,950	18,850	20,350	21,850	23,350	24,900
	Extremely Low	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
	Very Low Income	47,950	54,800	61,650	68,500	74,000	79,500	84,950	90,450
	Low Income	76,750	87,700	98,650	109,600	118,400	127,150	135,950	144,700
	Median Income	87,900	100,500	113,050	125,600	135,650	145,700	155,750	165,800
	Moderate Income	105,500	120,550	135,650	150,700	162,750	174,800	186,850	198,900
Source: Department of Housing and Community Development, 2021									

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.

In Pleasanton, 74.1 percent of households make more than 100 percent of AMI compared to 7.6 percent (2,124 households) making less than 30 percent of AMI, which is considered extremely low-income (see Figure A-16). Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. Of Pleasanton’s total households, 19.5 percent are lower income (earning 80 percent of AMI or less), while around 38.5 percent of households in the county and Bay Area are lower income. Many households with multiple wage earners – reflecting those such as food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Figure A-16: Households by Household Income Level



Notes:

Universe: Occupied housing units

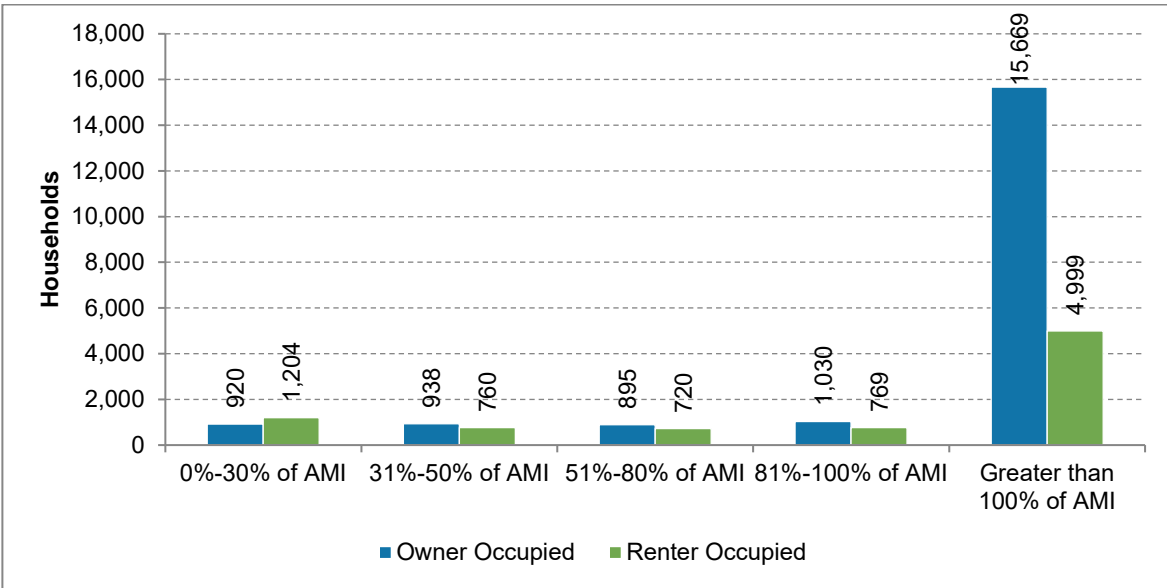
Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Pleasanton, the largest proportion of both renters and owners falls in the Greater than 100 percent of AMI income group (see Figure A-17). The only income group in Pleasanton with more renters than owners is the extremely low-income group (0-30 percent of AMI).

Figure A-17: Household Income Level by Tenure



Notes:

Universe: Occupied housing units

Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

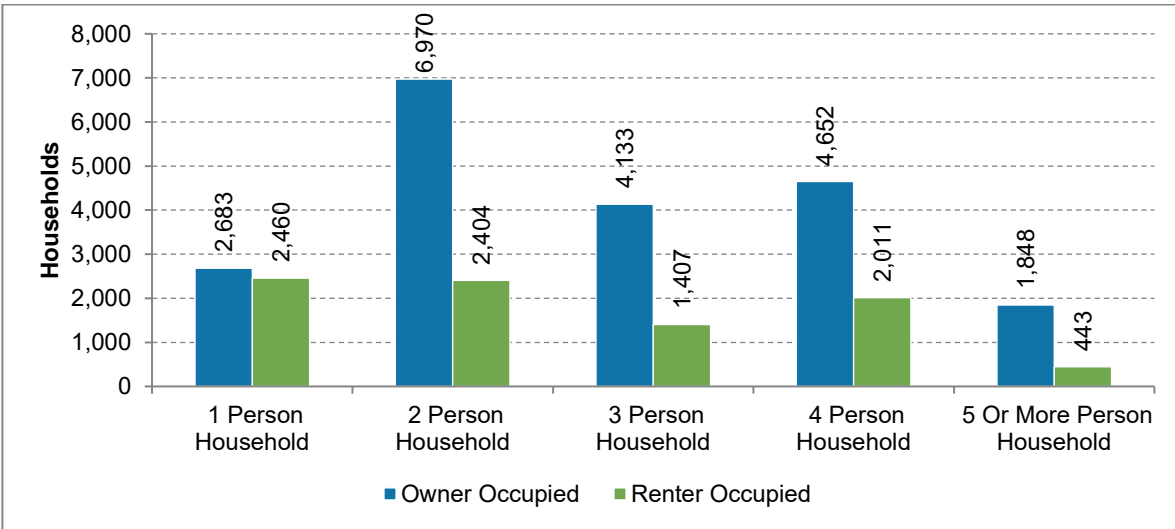
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

A.3.4 Special Housing Needs

Large Families

Large households often have different housing needs than smaller households. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Pleasanton, for large households with five or more persons, most units (80.7 percent) are owner occupied (see Figure A-18). In 2017, 5.8 percent of large households were very low-income, earning less than 50 percent of AMI.

Figure A-18: Household Size by Tenure



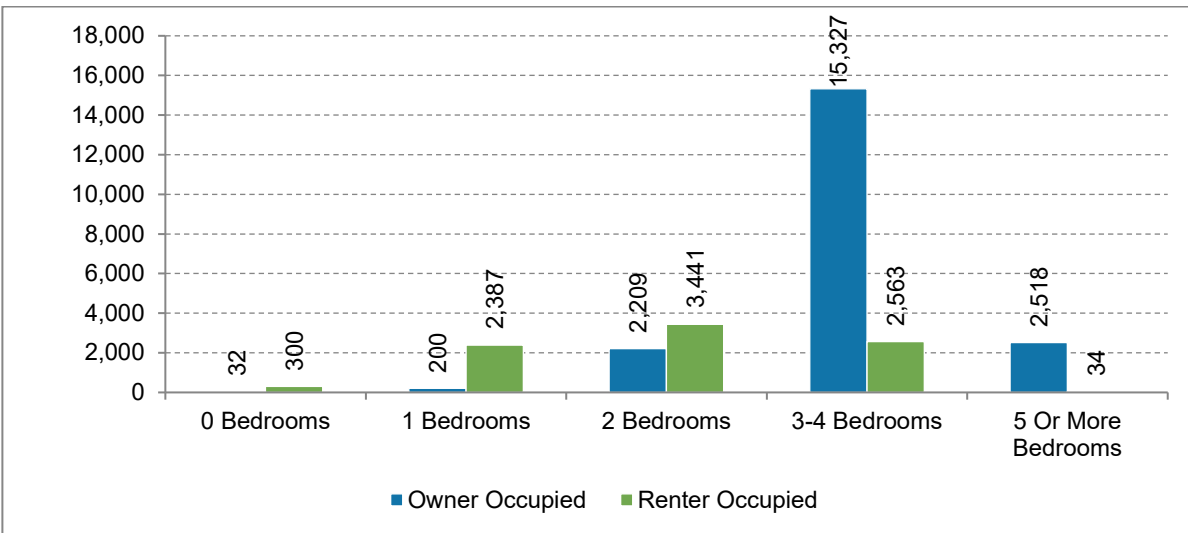
Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 20,442 units in Pleasanton. Among these large units with three or more bedrooms, 12.7 percent are renter occupied and 87.3 percent are owner occupied.

Figure A-19: Housing Units by Number of Bedrooms



Notes:

Universe: Housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042)

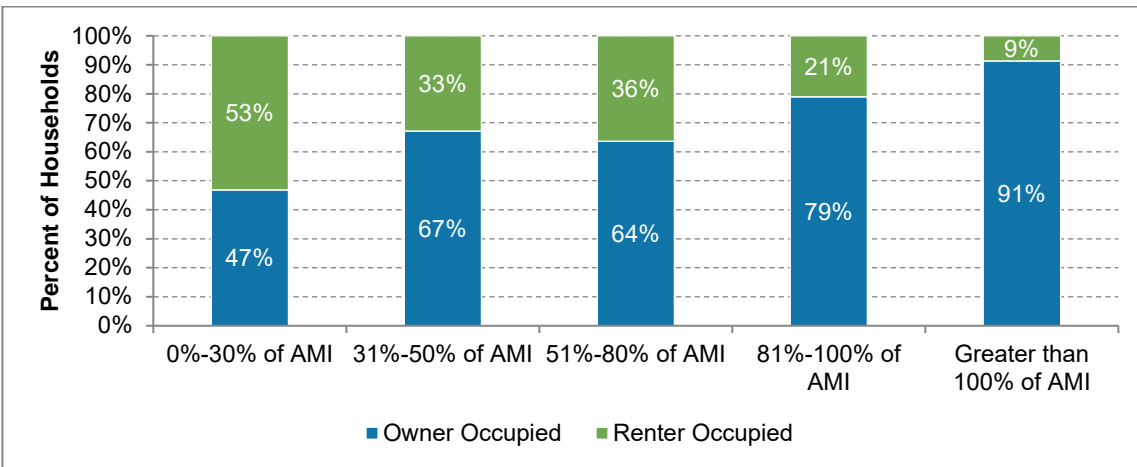
Eight percent of all households in Pleasanton, or 2,291 households, are considered large households (those that contain five or more members). Therefore, the housing mix in Pleasanton is considered adequate to accommodate larger household sizes. However, given that almost six percent of large households are also lower income, there may be a need to ensure that larger (three or more bedroom) affordable housing units are available for these households.

Senior Households

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They frequently live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility. There are 1,035 extremely low-income senior households in Pleasanton (make no more than 30 percent of AMI).

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make no more than 30 percent of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100 percent of AMI (see Figure A-20).

Figure A-20: Senior Households by Income and Tenure



Notes:

Universe: Senior households

For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

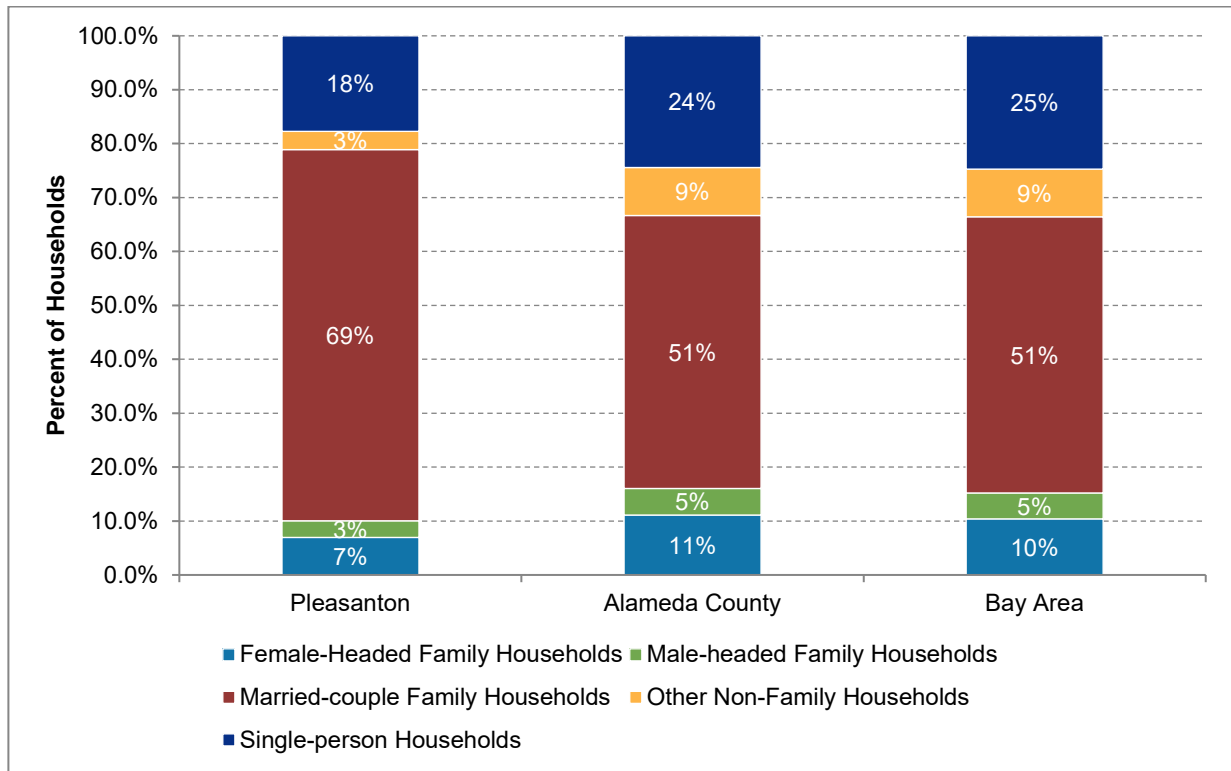
The City of Pleasanton has approximately 600 rental apartments for low and very low-income seniors. Recently completed in 2019, the Kottinger Gardens housing project provides over 180 affordable senior units. Larger facilities for low and very low-income seniors that offer housing with services ranging from assisted living to skilled nursing include the Parkview, Eden Villa, Pleasanton Nursing and Rehabilitation Center, and Sunol Creek Memory Care. The City’s Housing Division provides information on assisted living facilities in Pleasanton and the surrounding area that are available for low and very low-income seniors¹⁰.

Female-headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Pleasanton, the largest proportion of households is Married-couple Family Households at 68.9 percent of total, while Female-Headed Households make up 6.9 percent of all households.

¹⁰ www.cityofpleasantonca.gov/resident/housing/seniors/default.asp

Figure A-21: Household Type



Notes:

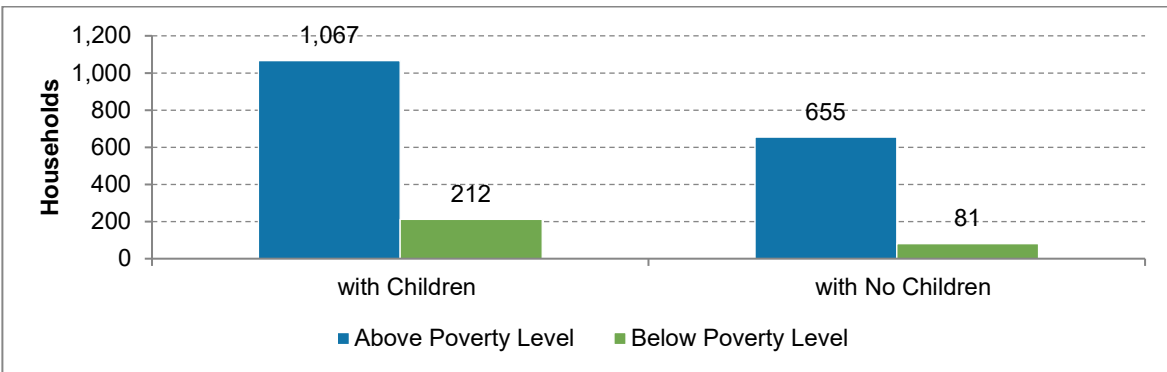
For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001)

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Pleasanton, 16.6 percent of female-headed households with children fall below the Federal Poverty Line, while 11.0 percent of female-headed households without children live in poverty.

Figure A-22: Female-Headed Households by Poverty Status



Notes:

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

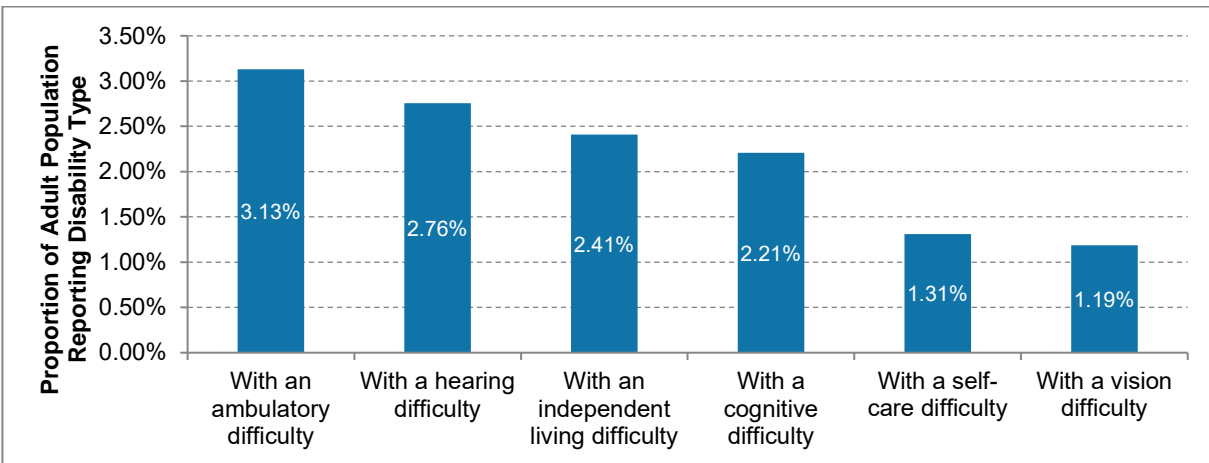
Persons with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence.

Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure A-23 shows the rates at which different disabilities are present among residents of Pleasanton. Overall, 7.0 percent of people in Pleasanton have a disability of any kind.

Figure A-23: Disability by Type



Notes:

Universe: Civilian noninstitutionalized population 18 years and over

These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107)

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

In Pleasanton, of the population with a developmental disability, children under the age of 18 make up 57.4 percent, while adults account for 42.6 percent.

Table A-7: Population with Developmental Disabilities by Age

Age Group	Number of People with a Developmental Disability
Age Under 18	278
Age 18+	206
Notes:	
Universe: Population with developmental disabilities	
The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.	
<i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020))</i>	

The most common living arrangement for individuals with developmental disabilities in Pleasanton is the home of parent/family/guardian.

Table A-8: Population with Developmental Disabilities by Residence

Residence Type	Number of People with a Developmental Disability
Home of Parent/Family/Guardian	427
Independent/Supported Living	44
Community Care Facility	10
Other	0
Foster/Family Home	0
Intermediate Care Facility	0
Notes:	
The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.	
<i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020))</i>	

The City continues to support and facilitate the development of housing for people with developmental disabilities. During the last planning period, the City acquired a 1.64-acre parcel of land within Irby Ranch and leased it to SAHA/Sunflower Hill who constructed the 31-unit Sunflower Hill project for residents with developmental disabilities and special needs. The City also provided funding necessary for the project's tax credit financing. Construction was completed in 2020.

Residents Living Below the Poverty Level

The Federal Poverty Level is an estimate of the minimum annual income a household would need to pay for essentials, such as food, housing, clothes, and transportation. This level considers the number of people in a household, their income, and the state in which they live. In Pleasanton, 4.3 percent of the total population (3,520 people) experience poverty, which is about half the rate of Alameda County residents (9.9 percent).

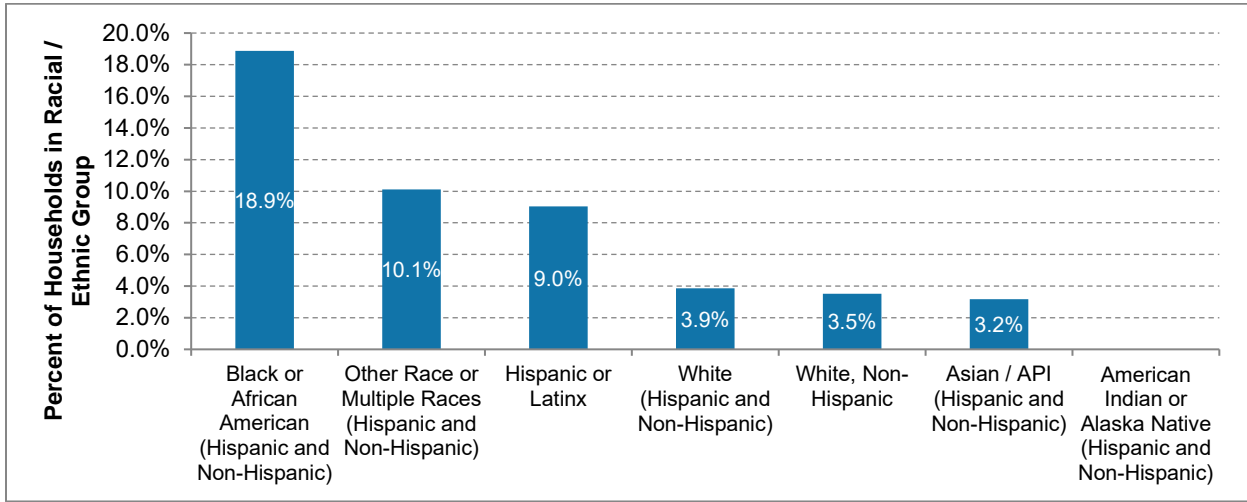
Table A-9: Poverty Status

	Pleasanton	Alameda County
% of Population Below Poverty Level	4.3%	9.9%
<i>Source: ACS 5-year estimates (2019), S1701</i>		

As mentioned above, female-headed households with children experience poverty at a disproportionate rate than those without children or the overall population, with 16.6 percent of female-headed households with children living below the Federal Poverty Level in Pleasanton (see Figure A-22).

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Pleasanton, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure A-24).

Figure A-24: Poverty Status by Race



Notes:

Universe: Population for whom poverty status is determined

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the White racial group is also reported for White householders who are not Hispanic/Latinx. Since residents who identify as White and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as White and non-Hispanic/Latinx, data for multiple White sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I))

Foreign-born residents of Pleasanton are currently slightly more likely to experience poverty than those born with U.S. nationality, but the difference is small.

Table A-10: Poverty Status by U.S. Nationality at Birth

	Native	Non-native
% of Population Below Poverty Level	4.25%	4.46%
<i>Source: ACS 5-year estimates (2019), B06012</i>		

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Pleasanton, there were no reported students of migrant workers in the 2019-2020 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of

migrant worker students since the 2016-2017 school year. The change at the county level is a 9.6 percent decrease in the number of migrant worker students since the 2016-2017 school year.

Table A-10: Migrant Worker Student Population

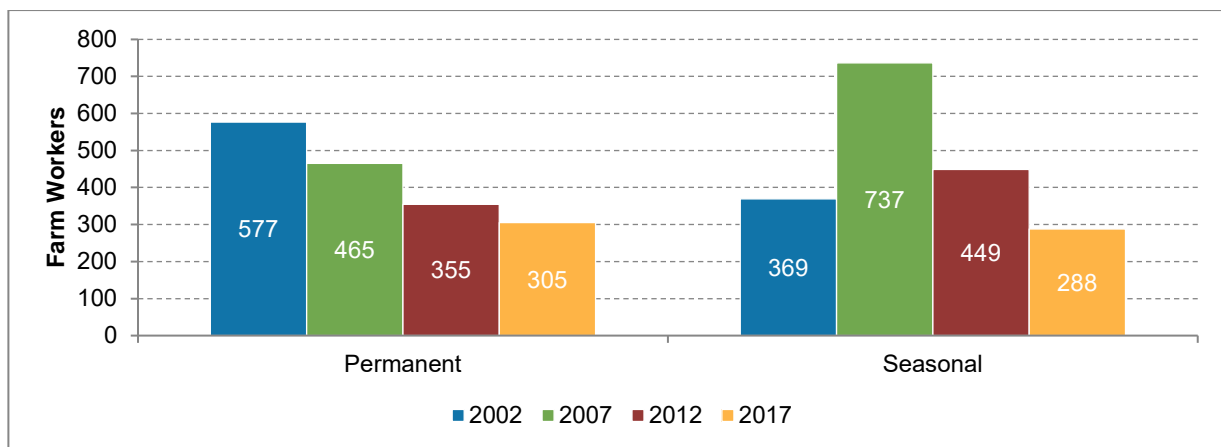
Academic Year	Pleasanton	Alameda County	Bay Area
2016-17	0	874	4,630
2017-18	0	1,037	4,607
2018-19	0	785	4,075
2019-20	0	790	3,976

Notes:
 Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
 The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020))

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Alameda County has decreased since 2002, totaling 305 in 2017, and the number of seasonal farm workers has decreased, totaling 288 in 2017 (see Figure A-25).

Figure A-25: Farm Operations and Farm Labor by County, Alameda County



Notes:

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

Over the past two decades, there has been a shift to a more permanent workforce for many farms, which has shifted the bulk of the housing need from seasonal housing for migrant workers to permanently affordable housing for low wage working families. While both types of housing are needed, farmworker housing is no longer solely a rural issue. Farmworker populations have declined while at the same time trends for farmworkers have resulted in longer commutes (up to 75 miles per the USDA) for this population. Local jurisdictions with an agriculture-based economy are responsible for addressing the needs of farmworkers and their families through affirmatively furthering fair housing (AFFH) analysis.

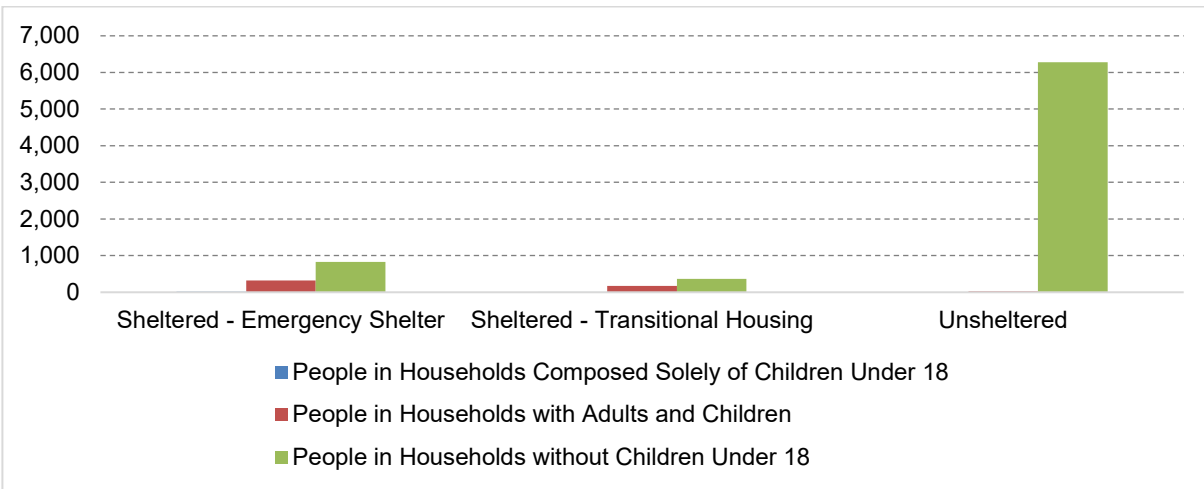
As a result, there is not an explicit need for housing for farmworkers and their families (as opposed to housing for other low wage households), as Pleasanton does not have an “agriculture-based economy”. However, other housing types promoted in the Housing Element, such as housing for low-income households and multi-family housing, can also serve farmworkers (e.g., Programs 1.5, 5.6, etc.).

People Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Unhoused individuals and families living arrangement may vary and could include living on the streets or outdoors (e.g., in parks or encampment areas), sleeping in vehicles, staying in a homeless shelter or transitional housing, staying in a hotel or motel, or sharing housing of other people (e.g., living in doubled-up arrangements or couch-surfing). Far too many residents who have found themselves housing insecure have become unhoused in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

In Alameda County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 84.0 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure A-26).

Figure A-26: Homelessness by Household Type and Shelter Status, Alameda County



Notes:

Universe: Population experiencing homelessness, 2019

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019))

According to the EveryOne Home Point-in-Time (PIT) Count, Pleasanton’s population experiencing homelessness grew four-fold over two years, from 18 individuals in 2017 to 70 individuals in 2019. The PIT count was most recently conducted in 2022, and showed a slight increase in the number of persons experiencing homelessness to 72 persons.

Table A-12: Number of People Experiencing Homelessness in Pleasanton

	Sheltered	Unsheltered	Total
2017	0	18	18
2019	0	70	70
2022	0	72	72

Source: Everyone Home Alameda County Point-in-Time (PIT) Count

Additional data is available through City Serve of the Tri Valley, an organization which the City of Pleasanton supports through annual grant funding. In 2021, City Serve provided serves to 47 residents experiencing homelessness, with nine residents provided Emergency Housing Assistance/Shelter, and another 15 referred to other organizations to provide these services. 181

residents were provided rental assistance that helped to avoid them becoming homeless or improved their level of housing stability¹¹.

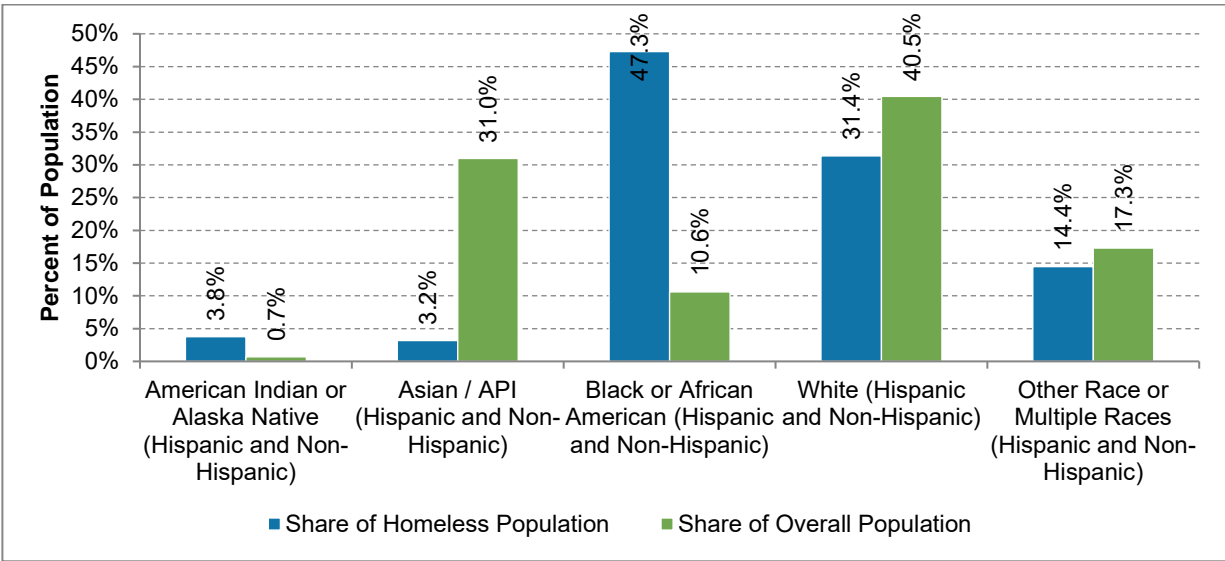
The City is committed to addressing homelessness strategically and will support implementation of the 2021 Alameda County “Home Together 2026 Implementation Plan” (Program 5.1) and continue to provide funding and resources to support regional and subregional efforts to address homelessness (Program 5.2).

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Alameda County, Black or African American (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 47.3 percent of the homeless population, while making up 10.6 percent of the overall population (see Figure A-27)¹².

¹¹ City Serve of the Tri Valley, February 2022.

¹² The 2022 PIT Count showed a continued overrepresentation of people of color that are homeless, especially those that are Black. The full details of the 2022 PIT Count will be released in late June or early July 2022.

Figure A-27: Racial Group Share of General and Homeless Populations, Alameda County



Notes:

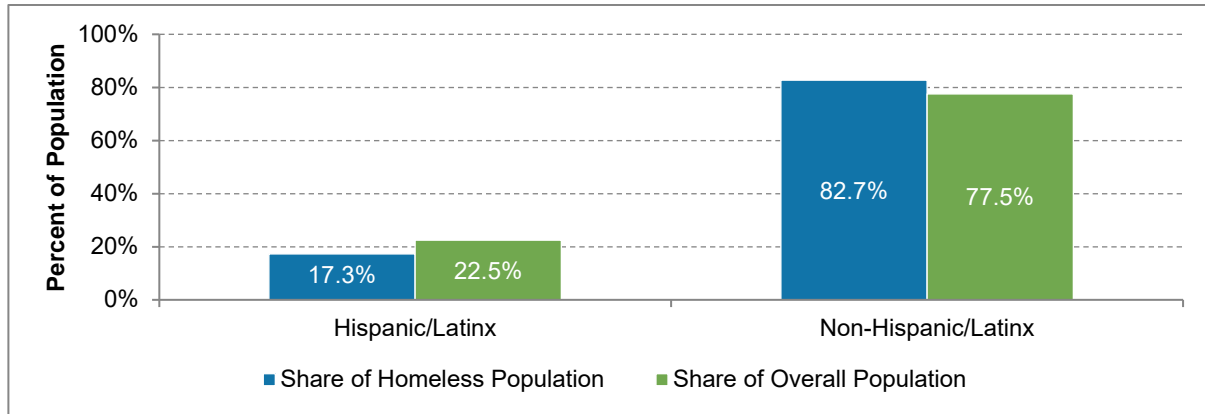
Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I))

In Alameda County, Latinx residents represent 17.3 percent of the population experiencing homelessness, while Latinx residents comprise 22.5 percent of the general population (see Figure A-28).

Figure A-28: Latinx Share of General and Homeless Populations, Alameda County



Notes:

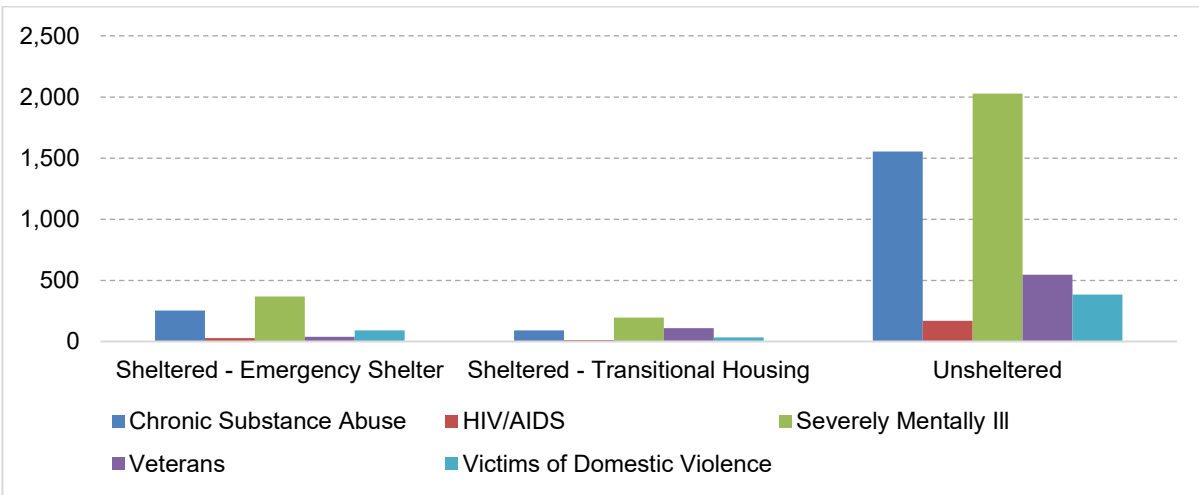
Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I))

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Alameda County, homeless individuals are commonly challenged by severe mental illness, with 2,590 reporting this condition. Of those, some 78.3 percent are unsheltered, further adding to the challenge of handling the issue.

Figure A-29: Characteristics for the Population Experiencing Homelessness, Alameda County



Notes:

Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019))

In Pleasanton, there were no reported students experiencing homelessness in the 2019-2020 school year. By comparison, Alameda County has seen an 18.7 percent decrease in the population of students experiencing homelessness since the 2016-2017 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5 percent. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

Table A-13: Students in Local Public Schools Experiencing Homelessness

Academic Year	Pleasanton	Alameda County	Bay Area
2016-17	24	3,531	14,990
2017-18	14	3,309	15,142
2018-19	0	3,182	15,427
2019-20	0	2,870	13,718

Notes:

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020))

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters or shelters for domestic violence victims located in Pleasanton. The Governmental Constraints section in Appendix C describes how the City permits emergency shelters.

Resources for People Experiencing Homelessness

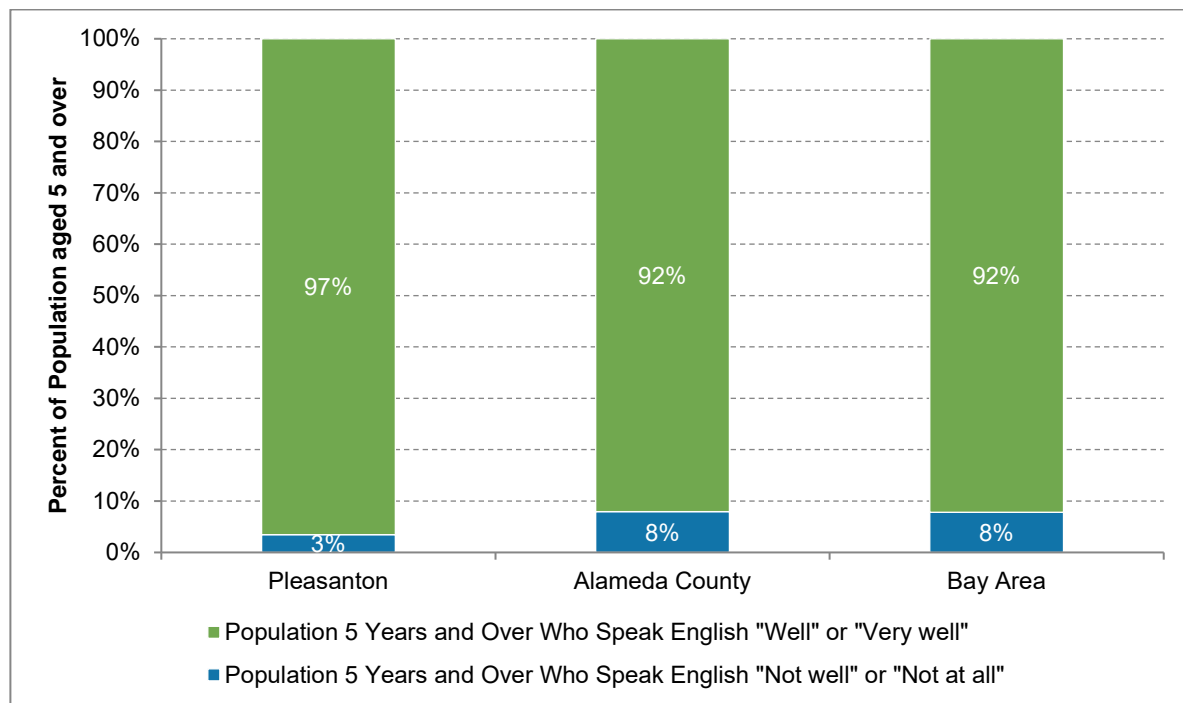
The Alameda County Continuum of Care (CoC), whose lead agency is EveryOne Home, is a collective impact initiative founded in 2007 to facilitate the implementation of Alameda County’s plan to end homelessness, known as the *EveryOne Home Plan*. Everyone Home, through their mission of “Leading the movement to end homelessness in Alameda County,” is designed to promote community-wide planning and the strategic use of resources to address homelessness. Everyone Home is not a direct service provider in Alameda County. The CoC seeks to improve access to and effect utilization of mainstream programs by people who are experiencing or are at-risk of becoming homeless. These services include emergency shelters, transitional and permanent housing, homeless prevention rental assistance, and general wraparound supportive services. People experiencing homelessness in the Tri-Valley will work with local nonprofit providers such as CityServe of the Tri-Valley, Open Heart Kitchen and Tri-Valley Haven. Additional providers include Eden I&R/2-1-1, Abode Services, and the Pleasanton Police Department. Additionally, the CoC seeks to improve and expand the collection of data across the county, develops performance measurements, and allows for each community to tailor its program to the particular strengths and challenges within that community.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns.

In Pleasanton, 3.5 percent of residents five years and older identify as speaking English not well or not at all, which is below the proportion for Alameda County. Throughout the region the proportion of residents five years and older with limited English proficiency is eight percent. In Pleasanton, this includes a variety of non-English speakers such as speakers of Chinese (including Mandarin and Cantonese), Korean, Spanish, and others.¹³

Figure A-30: Population with Limited English Proficiency



Notes:

Universe: Population 5 years and over

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005)

¹³ U.S. Census, American Community Survey 5-Year Data (2015-2019), Table C16001.

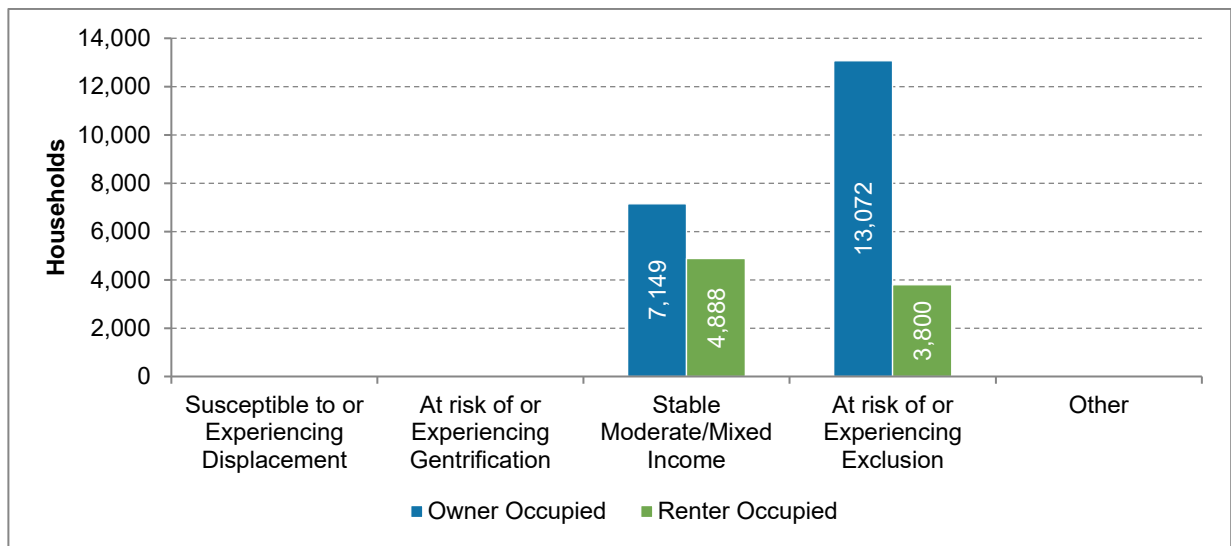
A.3.5 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Pleasanton, no households live in neighborhoods that are susceptible to or experiencing displacement and no households live in neighborhoods at risk of or undergoing gentrification. Also see Appendix F (Affirmatively Furthering Fair Housing) for a more detailed analysis on displacement risk.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 58.4 percent of households in Pleasanton live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.

Figure A-31: Households by Displacement Risk and Tenure



Notes:

Universe: Households

Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data.

Source: ABAG 2021 Pre-certified Housing Needs Data (Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure)

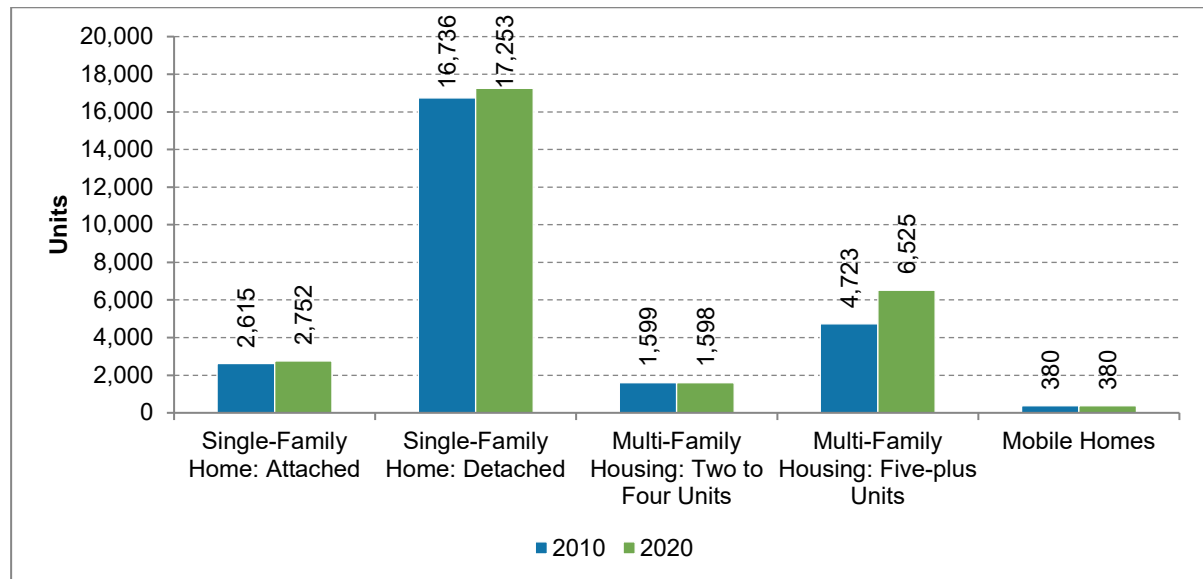
Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may provide more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Pleasanton in 2020 was made up of 60.5 percent single-family detached homes, 9.7 percent single-family attached homes, 5.6 percent multi-family homes with 2 to 4 units, 22.9 percent multi-family homes with 5 or more units, and 1.3 percent mobile homes. The proportion of single-family detached homes in Pleasanton generally exceeds other jurisdictions in the region. In Pleasanton, the housing type that experienced the most growth between 2010 and 2020 was Multi-family Housing: Five-plus Units (see Figure A-32).

Figure A-32: Housing Type Trends



Notes:

Universe: Housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)

Vacant units make up 4.2 percent of the overall housing stock in Pleasanton. According to the 2020 Census, vacant housing units were 3.7 percent of the overall housing stock. The rental vacancy stands at 4.0 percent, while the ownership vacancy rate is 0.2 percent¹⁴. Of the vacant units, the most common type of vacancy is Other Vacant (see Figure A-33)¹⁵.

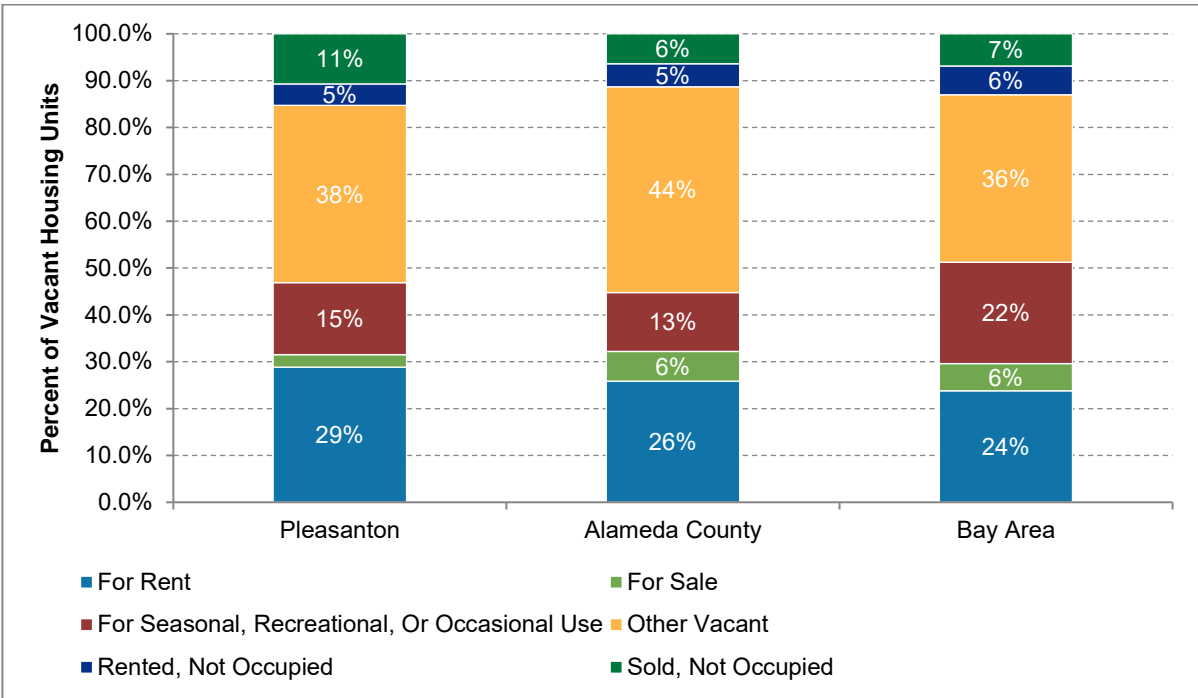
Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category¹⁶. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions. The largest share of vacancies in Pleasanton is due to “other vacant” reasons, similar to that of Alameda County and the Bay area.

¹⁴ U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table DP04.

¹⁵ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (4.2 percent). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant “other vacant”.

¹⁶ The City does not permit short-term rentals of less than 30 days in residential districts.

Figure A-33: Vacant Units by Type



Notes:

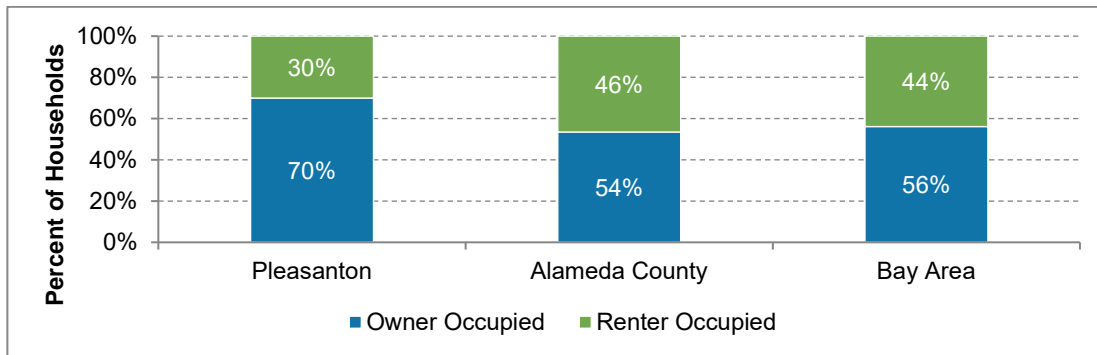
Universe: Vacant housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004)

A.4.2 Housing Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Pleasanton there are a total of 29,011 housing units, and fewer residents rent than own their homes (30.1 percent versus 69.9 percent) (see Figure A-34). By comparison, 46.5 percent of households in Alameda County are renters, while 44 percent of Bay Area households rent their homes.

Figure A-34: Housing Tenure



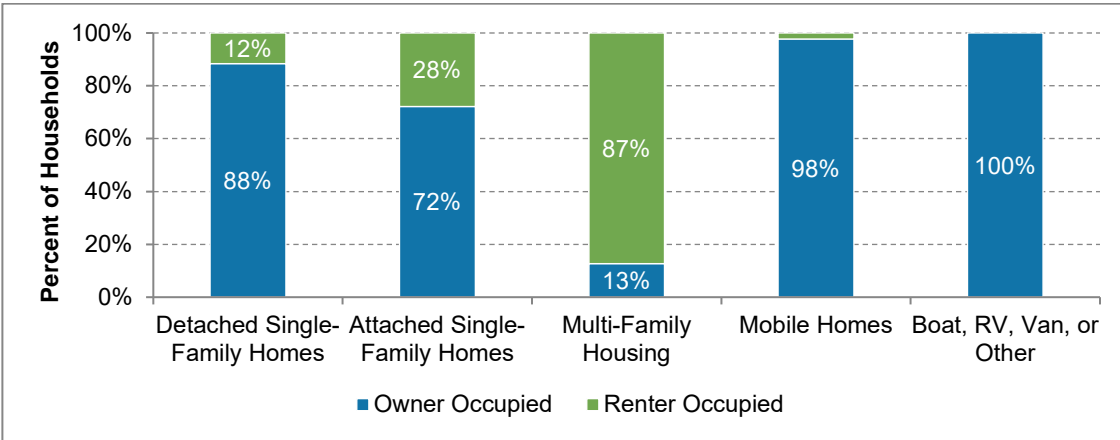
Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Pleasanton, 88.4 percent of households in detached single-family homes are homeowners, while 12.7 percent of households in multi-family housing are homeowners (see Figure A-35). Therefore, most multi-family units in Pleasanton are rented.

Figure A-35: Housing Tenure by Housing Type



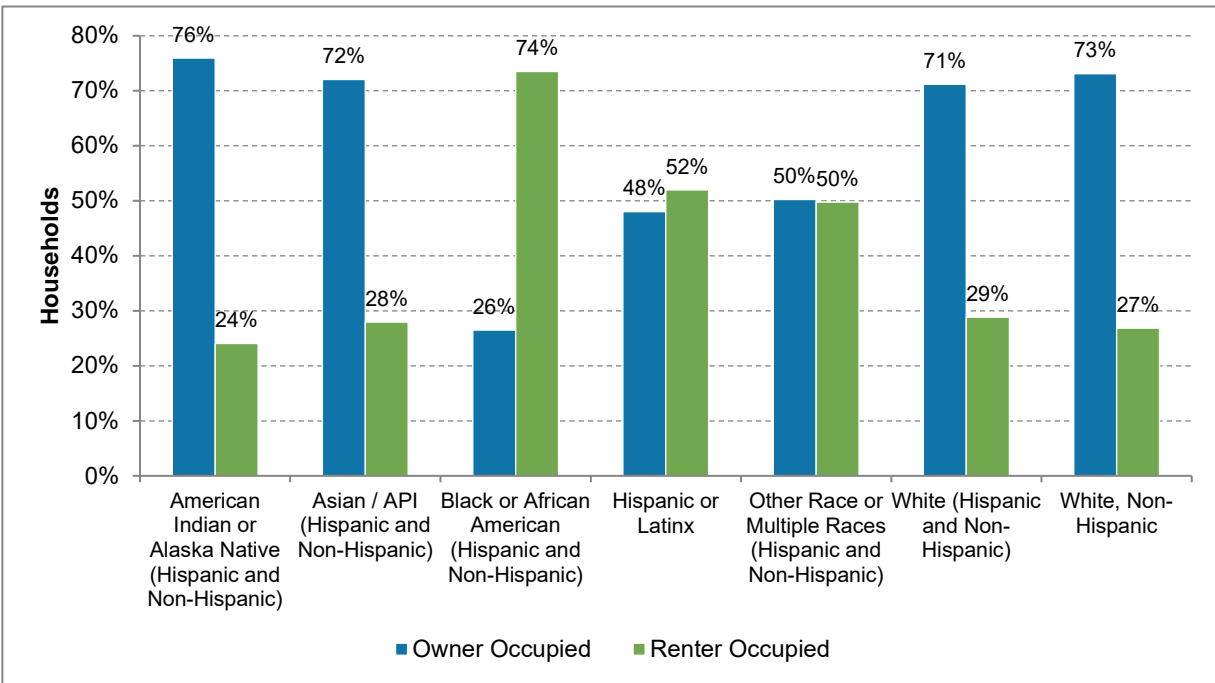
Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. In Pleasanton, 26.5 percent of Black households owned their homes, while homeownership rates were 72.1 percent for Asian households, 48.0 percent for Latinx households, and 71.2 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements. Please see Appendix F (Affirmatively Furthering Fair Housing) for an analysis of fair housing issues.

Figure A-36: Housing Tenure by Race of Householder



Notes:

Universe: Occupied housing units

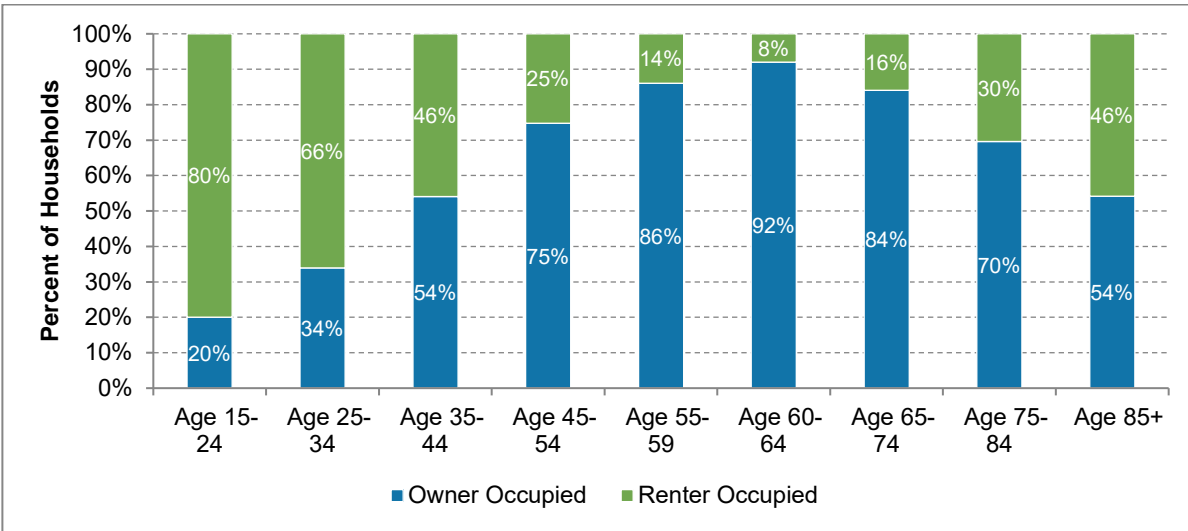
For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the White racial group is also reported for White householders who are not Hispanic/Latinx. Since residents who identify as White and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as White and non-Hispanic/Latinx, data for multiple White sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Pleasanton, 52.3 percent of householders between the ages of 25 and 44 are renters, while 24.6 percent of householders over 65 years of age are renters (see Figure A-37).

Figure A-37: Housing Tenure by Age



Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007)

A.4.3 Housing Units Permitted

Between 2015 and 2019, 1,941 housing units were issued permits in Pleasanton. Of these housing units permitted, 80.2 percent were for above moderate-income housing, 2.0 percent were for moderate-income housing, and 17.8 percent were for low- or very low-income housing (see Table A-14). Because a large share of its 6th Cycle RHNA is allocated for lower-income housing, the City’s housing plan (Section 4) contains additional programs and policies to increase the representation of very low, low, and moderate-income units permitted.

Table A-14: Housing Permitting

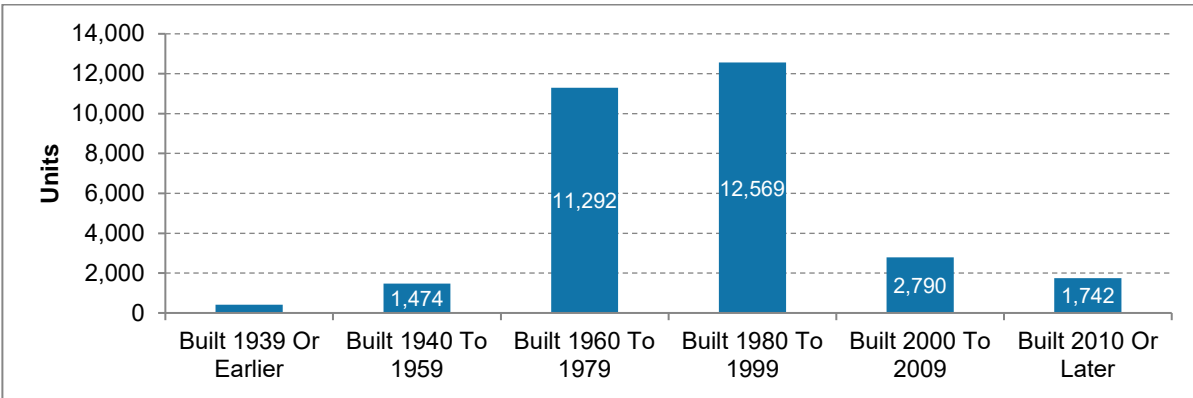
Income Group	Number of Units
Above Moderate Income Permits	1,557
Very Low Income Permits	268
Low Income Permits	78
Moderate Income Permits	38
Total	1,941
Notes: Universe: Housing permits issued between 2015 and 2019 HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.	
<i>Sources: ABAG 2021 Pre-certified Housing Needs Data (California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020))</i>	

A.4.4 Housing Age and Condition

The age of housing stock is a key indicator of the community’s overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Pleasanton, the largest proportion of the housing stock was built between 1980 to 1999, with 12,569 units constructed during this period (see Figure A-38), which is approximately 41.5 percent of housing units. The housing stock in Alameda County is older than that of Pleasanton, with the largest proportion of units built 1960 to 1979. Of the Alameda County housing stock, 39.2 percent was built before 1960; only 6.2 percent of Pleasanton’s housing stock was built before 1960. Since 2010, 5.8 percent of Pleasanton’s current housing stock was built, which is 1,742 units. Only 3.2 percent of Alameda County housing units were built in 2010 or later.

Figure A-38: Housing Units by Year Structure Built



Notes:

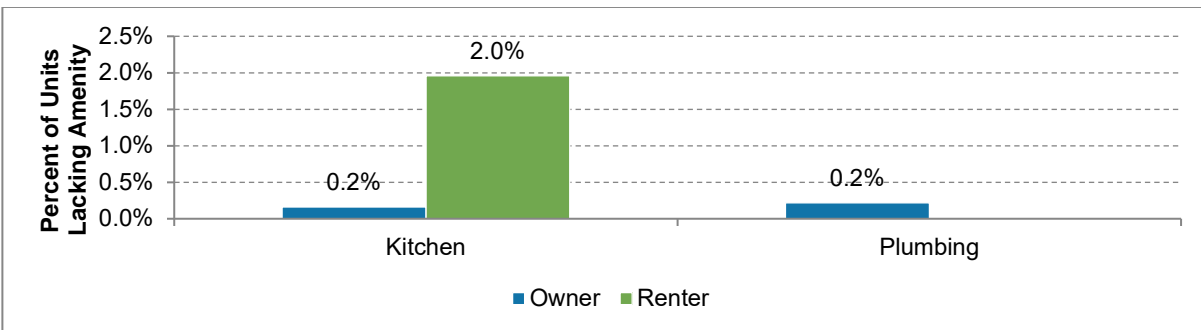
Universe: Housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Pleasanton. For example, 2.0 percent of renters in Pleasanton reported lacking a kitchen and no renters lack plumbing, compared to 0.2 percent of owners who lack a kitchen and 0.2 percent of owners who lack plumbing.

Figure A-39: Substandard Housing Issues



Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049)

The City provided additional information on residential code enforcement cases in Pleasanton. Since 2016, there were 27 cases regarding substandard conditions at single-family and multi-family residences.

**Table A-15: Residential Substandard Conditions
Code Enforcement Cases by Year**

Year	Cases
2016	3
2017	5
2018	6
2019	8
2020	4
2021 (Jan-Apr)	1
<i>Sources: City of Pleasanton, Code Enforcement</i>	

Based on discussions with City Code Enforcement, the City’s Building and Safety Division estimates that, citywide, no more than 100 units require major rehabilitation and no more than 10 units require replacement. The City’s Building and Safety Division provides field inspections of all structures to ensure safe, healthy, accessible, and sustainable buildings that comply with local and state laws; enforces the City’s Municipal Code, current building codes, state mandated energy conservation, disabled access, and housing laws; and serves as a resource for homeowners, businesses, contractors, and designers¹⁷. The City will implement programs to address substandard housing conditions, including continued building and housing code enforcement programs and seeking funding for rehabilitation and maintenance assistance for lower-income housing (Programs 3.4 and 3.5).

¹⁷ <http://www.cityofpleasantonca.gov/gov/depts/cd/building/default.asp>

Section A.5 Housing Costs and Affordability

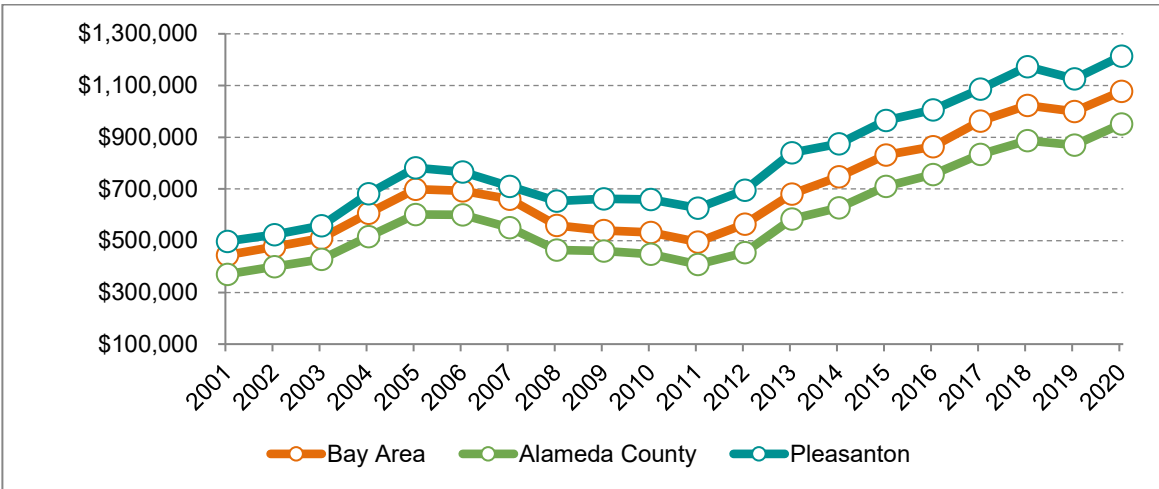
A.5.1 Ownership Costs

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. It is more expensive to own a home in Pleasanton than it is in Alameda County and the Bay Area. The typical home value in Pleasanton was estimated at \$1,213,900 by December of 2020, per data from Zillow. By comparison, the typical home value was \$951,380 in Alameda County and \$1,077,230 the Bay Area (see Figure A-40)¹⁸.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 143.8 percent in Pleasanton from \$497,900 to \$1,213,900.

¹⁸ According to the Zillow Home Value Index (ZHVI), in July 2021, typical home values increased to \$1,486,151 in Pleasanton and \$1,121,267 in Alameda County, a 22.4 and 17.9 percent increase, respectively, since December 2020.

Figure A-40: Zillow Home Value Index (ZHVI)



Notes:

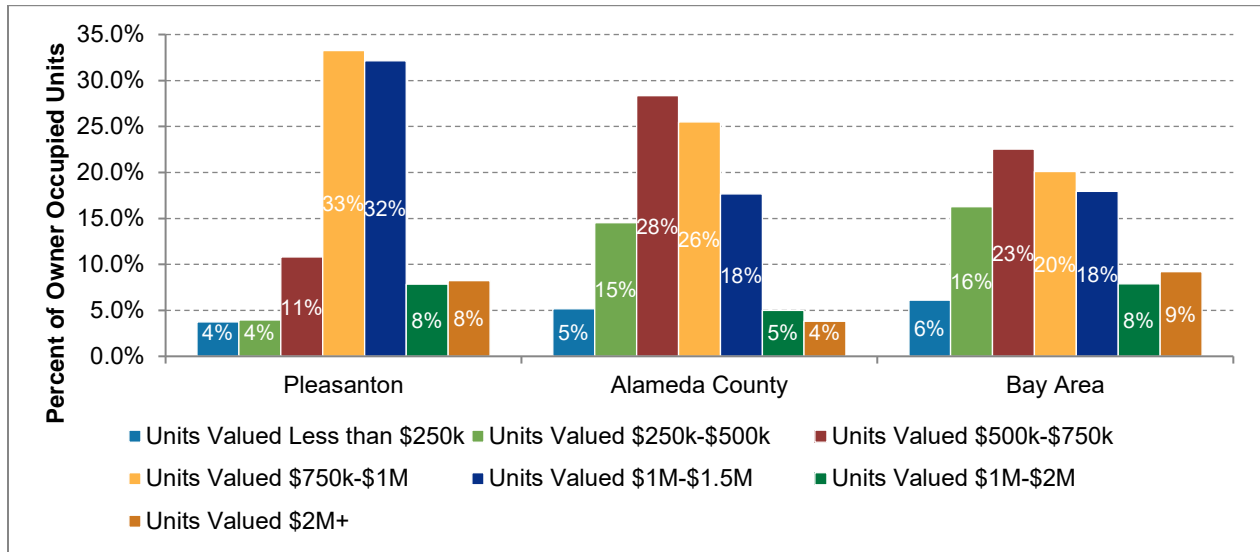
Universe: Owner-occupied housing units

Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: ABAG 2021 Pre-certified Housing Needs Data (Zillow, Zillow Home Value Index (ZHVI))

Based on U.S. Census data, which often lags market valuations, the largest proportion of homes in Pleasanton were valued between \$750,000 and \$1 million (see Figure A-41).

Figure A-41: Home Values of Owner-Occupied Units



Notes:

Universe: Owner-occupied units

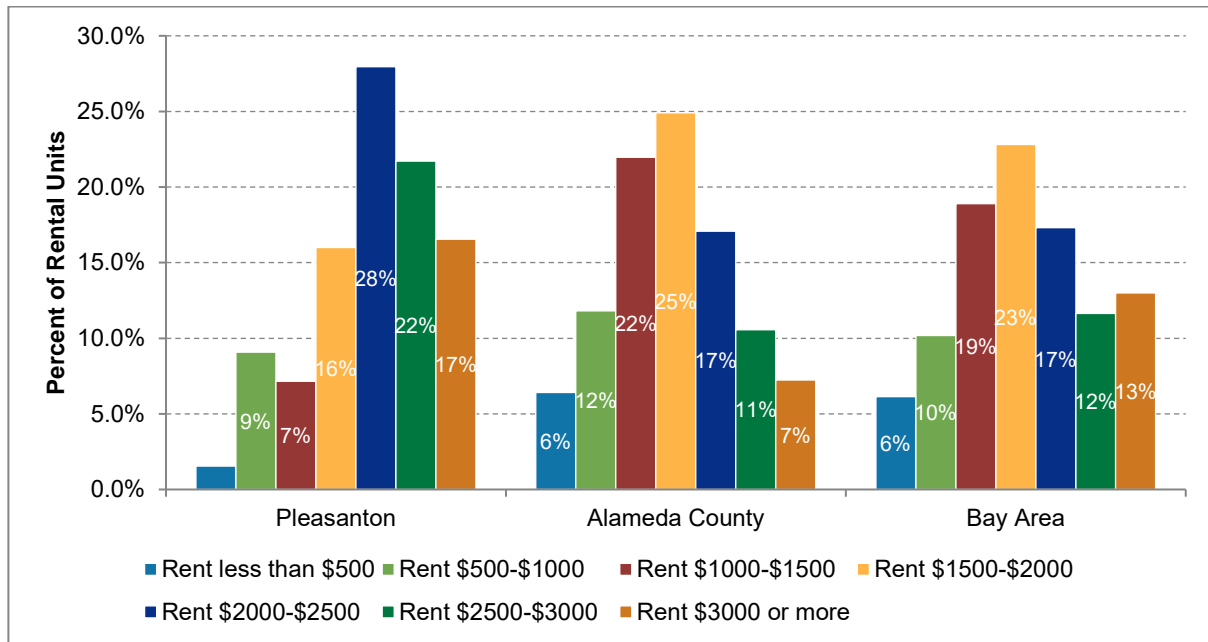
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

A.5.2 Rental Costs

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

It is more expensive to rent a home in Pleasanton than it is in Alameda County and the Bay Area. Based on U.S. Census data, which often lags market valuations, the largest proportion of rental units in Pleasanton rented in the \$2,000-\$2,500 per month category, totaling 28.0 percent, followed by 21.7 percent of units renting in the \$2,500-\$3,000 per month category (see Figure A-42). Looking beyond the city, the largest share of units is in the \$1,500-\$2,000 per month category.

Figure A-42: Contract Rents for Renter-Occupied Units



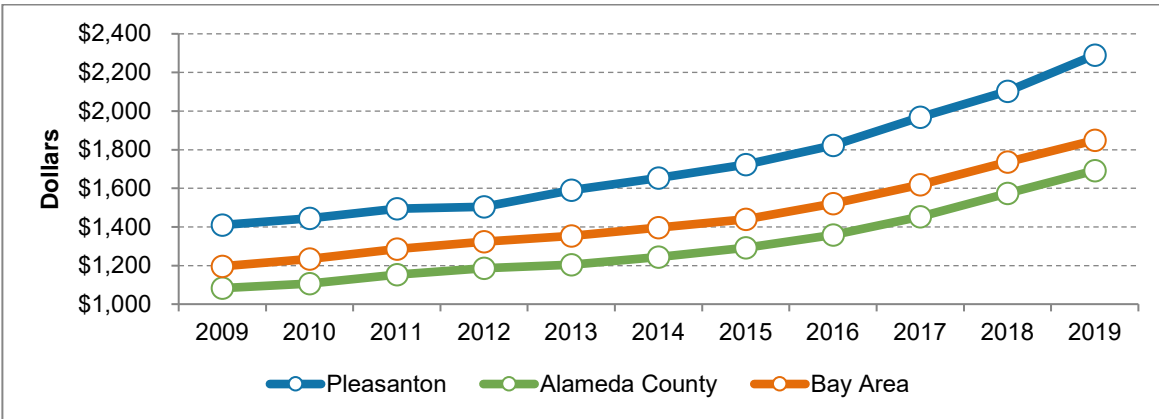
Notes:

Universe: Renter-occupied housing units paying cash rent

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

Since 2009, according to U.S. Census data, the median rent has increased by 62.4 percent in Pleasanton, from \$1,650 to \$2,290 per month (see Figure A-43). Since U.S. Census data often lags market rates, Zillow rental data was obtained to provide more current market rates. Based on zip codes that include Pleasanton, Zillow data shows typical observed rent price at approximately \$3,200 per month in December 2020. In Alameda County, the median rent has increased 56.2 percent, from \$1,240 to \$1,690. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, just over a 54.0 percent increase. Pleasanton’s rent increase outpaced both the county and the Bay Area.

Figure A-43: Median Contract Rent



Notes:

Universe: Renter-occupied housing units paying cash rent

For unincorporated areas, median is calculated using distribution in B25056.

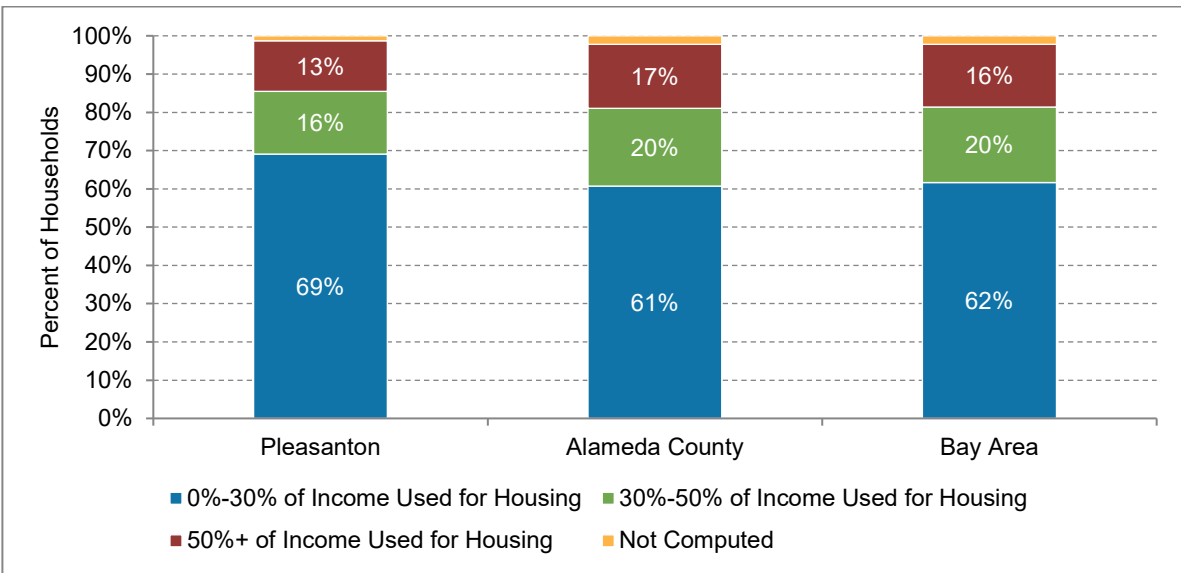
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year)

A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market rate housing to the price residents can afford to pay for housing based on their income levels. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. When a household is overpaying for housing costs, the household has less disposable income for other necessities, including health care, food, and clothing. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households.

Pleasanton has a lower proportion of cost-burdened households compared to the county and the Bay Area. Of Pleasanton’s households, approximately 17 percent are cost burdened, and 13 percent are severely cost burdened. In the county, the proportions increase to 20 percent and 17 percent, respectively.

Figure A-44: Cost Burden Severity



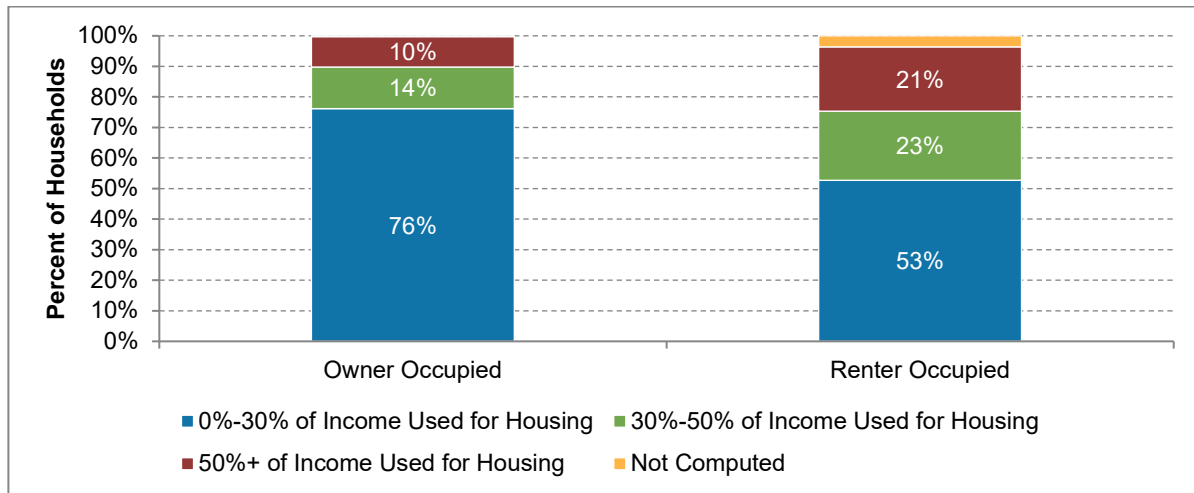
Notes:

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Pleasanton, 22.6 percent of renters spend 30 to 50 percent of their income on housing compared to 13.7 percent of those that own (see Figure A-45). Additionally, 21.0 percent of renters spend 50 percent or more of their income on housing, while 9.9 percent of owners are severely cost burdened. In total, almost 24 percent of homeowners are cost burdened (4,787 households), while almost 44 percent of renters are cost burdened (3,804 households).

Figure A-45: Cost Burden by Tenure



Notes:

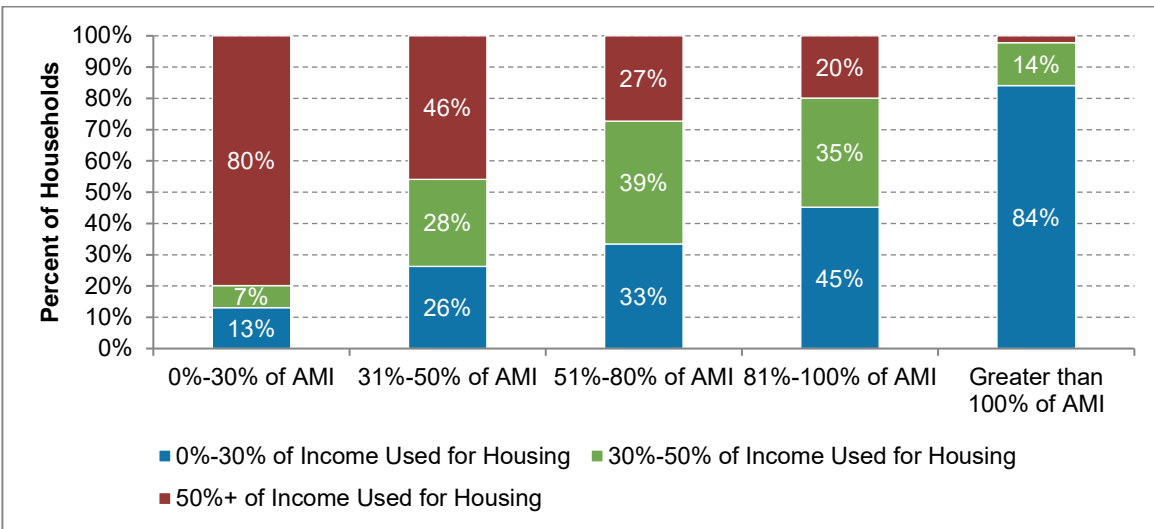
Universe: Occupied housing units

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

In Pleasanton, 13.0 percent of households spend 50 percent or more of their income on housing, while 16.9 percent spend 30 to 50 percent. However, these rates vary greatly across income categories (see Figure A-46). As expected, lower-income households are more likely to be housing cost-burdened than higher-income households. For example, 79.8 percent of Pleasanton households making less than 30 percent of AMI spend most of their income on housing. In total, 4,034 lower-income households are cost burdened. Over half of moderate-income households are cost burdened. For Pleasanton residents making more than 100 percent of AMI, just 2.2 percent are severely cost-burdened, and 84.1 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

Figure A-46: Cost Burden by Income Level



Notes:

Universe: Occupied housing units

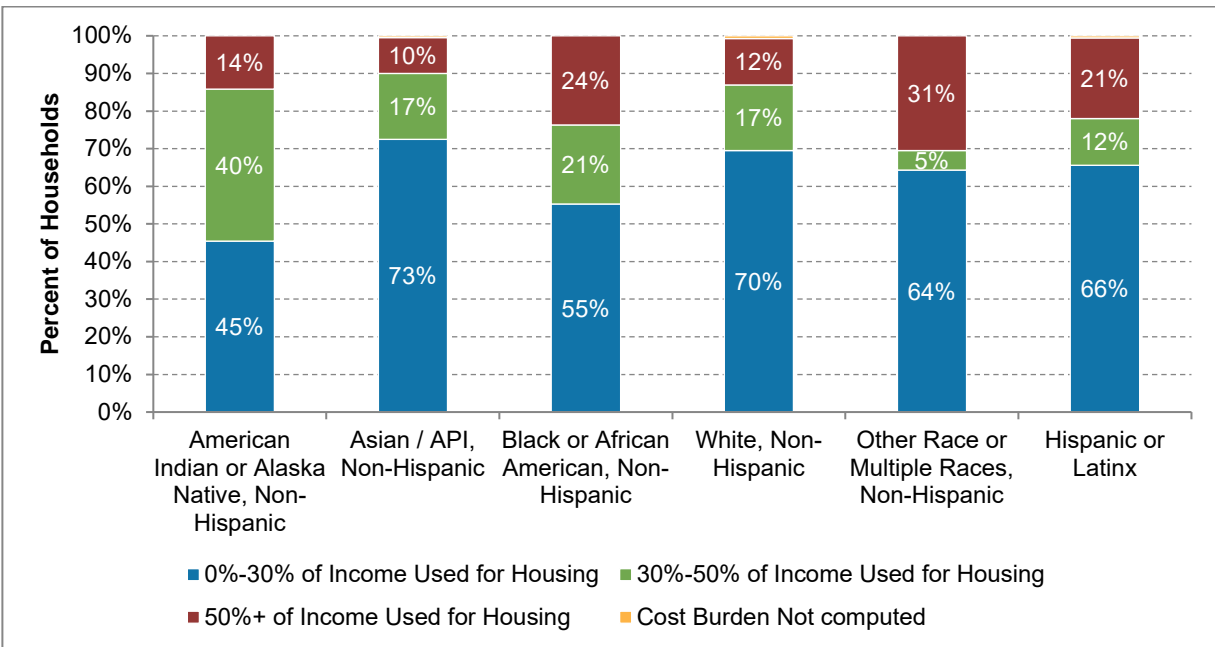
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 40.4 percent spending 30 to 50 percent of their income on housing, and Other Race or Multiple Races, Non-Hispanic residents are the most severely cost burdened with 30.5 percent spending more than 50 percent of their income on housing (see Figure A-47).

Figure A-47: Cost Burden by Race



Notes:

Universe: Occupied housing units

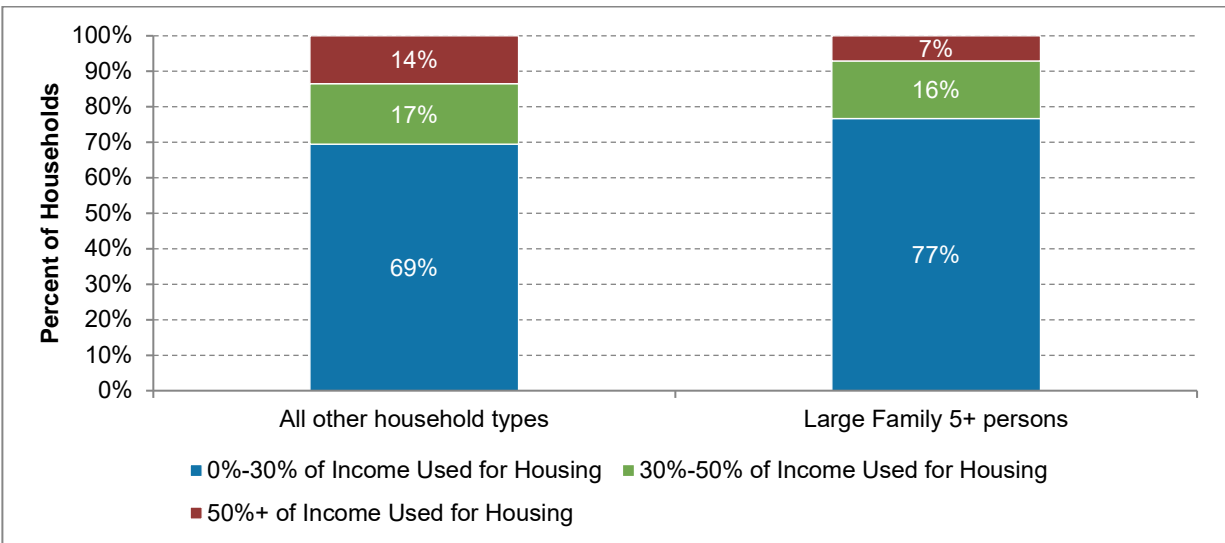
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

Larger families in Pleasanton are not significantly more likely to be cost burdened than all other household types. In Pleasanton, 16.2 percent of large family households experience a cost burden of 30 to 50 percent, while 7.1 percent of households spend more than half of their income on housing. Approximately 17.0 percent of all other households have a cost burden of 30 to 50 percent, with 13.5 percent of households spending more than 50 percent of their income on housing (see Figure A-48).

Figure A-48: Cost Burden by Household Size



Notes:

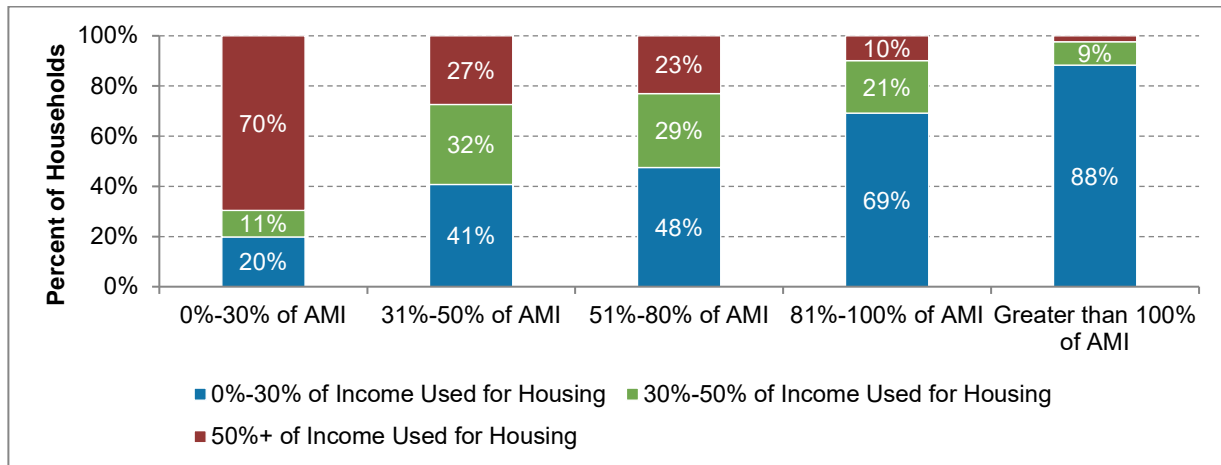
Universe: Occupied housing units

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Almost 70 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 88.3 percent are not cost burdened and spend less than 30 percent of their income on housing (see Figure A-49). In total, over one-third of seniors are cost burdened.

Figure A-49: Cost-Burdened Senior Households by Income Level



Notes:

Universe: Senior households

For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table A-16 shows the 2021 income limits and compares these income limits to affordable (no more than 30 percent of gross income) rent and purchase prices. As seen above, the median gross rent in Pleasanton is generally within the range of affordability for households earning 50 percent or more of the Alameda County median income but is not affordable for very low or extremely low-income households. However, the median purchase price of a home in Pleasanton (\$1,213,900) is out of reach for even high-earning households. Based on December 2020 home price data, households must earn at least 180 percent of AMI, or about \$226,080, to be able to afford to buy a home in the city.

Table A-16: 2021 Alameda County Ability to Pay for Housing and Fair Market Rent and Purchase Prices

	Number of Persons in Household			
	1	2	3	4
Extremely Low (0-30% AMI)				
Annual Income Limit	\$28,800	\$32,900	\$37,000	\$41,100
Monthly Income	\$2,400	\$2,742	\$3,083	\$3,425
Max. Monthly Gross Rent ¹	\$720	\$823	\$925	\$1,028
Max. Purchase Price 5% down ²	\$125,250	\$145,000	\$165,000	\$185,000
Max. Purchase Price 20% down ³	\$164,000	\$190,000	\$215,750	\$241,750
Very Low (30-50% AMI)				
Annual Income Limit	\$47,950	\$54,800	\$61,650	\$68,500
Monthly Income	\$3,996	\$4,567	\$5,138	\$5,708
Max. Monthly Gross Rent ¹	\$1,199	\$1,370	\$1,541	\$1,713
Max. Purchase Price 5% down ²	\$217,750	\$250,750	\$283,750	\$317,000
Max. Purchase Price 20% down ³	\$285,000	\$328,250	\$371,500	\$414,500
Low (50-80% AMI)				
Annual Income Limit	\$76,750	\$87,700	\$98,650	\$109,600
Monthly Income	\$6,396	\$7,308	\$8,221	\$9,133
Max. Monthly Gross Rent ¹	\$1,919	\$2,193	\$2,466	\$2,740
Max. Purchase Price 5% down ²	\$356,500	\$409,500	\$462,250	\$515,000
Max. Purchase Price 20% down ³	\$467,000	\$536,000	\$605,000	\$674,000
Median (100% AMI)				
Annual Income Limit	\$87,900	\$100,500	\$113,050	\$125,600
Monthly Income	\$7,325	\$8,375	\$9,421	\$10,467
Max. Monthly Gross Rent ¹	\$2,198	\$2,513	\$2,826	\$3,140
Max. Purchase Price 5% down ²	\$388,000	\$449,000	\$476,951	\$508,420
Max. Purchase Price 20% down ³	\$506,000	\$566,430	\$630,000	\$704,800
Moderate (80-120% AMI)				
Annual Income Limit	\$105,500	\$120,550	\$135,650	\$150,700
Monthly Income	\$8,792	\$10,046	\$11,304	\$12,558
Max. Monthly Gross Rent ¹	\$2,638	\$3,014	\$3,391	\$3,768
Max. Purchase Price 5% down ²	\$495,500	\$568,000	\$640,500	\$713,250
Max. Purchase Price 20% down ³	\$648,250	\$743,250	\$838,500	\$934,750
120-150% AMI				
Annual Income Limit	\$131,850	\$150,750	\$169,575	\$188,400
Monthly Income	\$10,988	\$12,563	\$14,131	\$15,700

Table A-16: 2021 Alameda County Ability to Pay for Housing and Fair Market Rent and Purchase Prices

	Number of Persons in Household			
	1	2	3	4
Max. Monthly Gross Rent ¹	\$3,296	\$3,769	\$4,239	\$4,710
Max. Purchase Price 5% down ²	\$559,400	\$646,200	\$732,400	\$818,700
Max. Purchase Price 20% down ³	\$754,000	\$871,300	\$987,500	\$1,104,000
150-180% AMI				
Annual Income Limit	\$158,220	\$180,900	\$203,490	\$226,080
Monthly Income	\$13,185	\$15,075	\$16,958	\$18,840
Max. Monthly Gross Rent ¹	\$3,956	\$4,523	\$5,087	\$5,652
Max. Purchase Price 5% down ²	\$682,600	\$786,900	\$890,600	\$994,500
Max. Purchase Price 20% down ³	\$917,400	\$1,057,600	\$1,197,000	\$1,336,900
180-200% AMI				
Annual Income Limit	\$175,800	\$201,000	\$226,100	\$251,200
Monthly Income	\$14,650	\$16,750	\$18,842	\$20,933
Max. Monthly Gross Rent ¹	\$4,395	\$5,025	\$5,653	\$6,280
Max. Purchase Price 5% down ²	\$763,300	\$879,300	\$994,700	\$1,110,100
Max. Purchase Price 20% down ³	\$1,026,000	\$1,181,700	\$1,336,910	\$1,492,000
Notes:				
¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance				
² Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term				
³ Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term				
Source: Zillow Mortgage Calculator				

A.5.4 At-Risk Housing Assessment

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in Table A-17 comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. This data has been updated by the California Housing Partnership in coordination with the City to ensure a comprehensive listing. According to this database, there are 1,123 assisted units in Pleasanton in the Preservation Database. Of these units, none are at moderate, high, or very high risk of conversion. As this database does not include all deed-restricted affordable units in the state, the City has reviewed its records for below market rate regulatory agreements. Since 2001, the City has required all

affordability restrictions remain in effect in perpetuity (i.e., with no expiration), and the City is unaware of any units that are at risk of conversion to market rate in the next 10 years.

Table A-17: Assisted Units at Risk of Conversion

Risk Level for Conversion	Pleasanton	Alameda County	Bay Area
Low Risk	1,123	23,040	110,177
Moderate Risk	0	167	3,375
High Risk	0	189	1,854
Very High Risk	0	106	1,053
Total Assisted Units in Database	1,123	23,502	116,459
<p>Notes:</p> <p>Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.</p> <p>While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Housing Partnership uses the following categories for assisted housing developments in its database:</p> <p>Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.</p> <p>High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.</p> <p>Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.</p> <p>Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.</p> <p><i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Housing Partnership, Preservation Database (2020)); California Housing Partnership, Preservation Database (2022)</i></p>			

A comprehensive inventory of all below-market rate (BMR) units in Pleasanton is included in Tables A-18 and A-19. Of these projects, all except three are restricted in perpetuity. The three projects with expiration dates are listed below with the year the project is at risk of converting to market rate:

- Promenade Apartments – 2051
- Kottinger Gardens Phase 1 – 2069
- Kottinger Gardens Phase 2 – 2071

Therefore, all deed restricted affordable housing units in Pleasanton are at low risk for conversion to market rate units.

Table A-18: Pleasanton's Below-Market Rate (BMR) Housing Inventory (Rental)

CITY OF PLEASANTON
Below-Market Rate (BMR) Housing Inventory
as of February 2022

	Year Built	Expire Year	Total Units	BMR Units:											Description of Program / Subsidy	
						Moderate	Median	Low	Low	Very Low	Very Low	Ex. Low	Ex. Low	Staff		
				Total	(%)	120%	100%	80%	60%	50%	40%	30%	20%	Unit		
Existing / Active Projects																
<u>Rental</u>																
Anton Hacienda	5725 W. Las Positas Blvd.	2015	168	35	21%	0	0	0	0	35	0	0	0	0	0	Completed / occupied June 2015
Civic Square	4800 Bernal Ave.	2011	298	36	12%	31	0	5	0	0	0	0	0	0	0	City BMR agreement, completed Dec 2011
Galloway @ Owens	4863 Willow Road	2016	254	38	15%	0	0	0	0	38	0	0	0	0	0	Completed / occupied end of 2016
Galloway @ Hacienda	5789 Gibraltar Drive	2017	251	38	15%	0	0	0	0	38	0	0	0	0	0	Completed / occupied end of 2017
Park Hacienda	5700 Owens Dr.	2001	540	135	25%	0	0	135	0	0	0	0	0	0	0	City BMR agreement, opened 1999
Promenade Apts.	5300 Case Ave.	1996	146	68	47%	0	0	34	0	34	0	0	0	0	0	Tax credits; City land / loans; 50/60% AMI
The Kensington	1552 East Gate Way	2002	100	31	31%	0	0	20	0	11	0	0	0	0	0	City BMR agreement, opened 2002
The Mason Flats	1605 Lexington Lane	2016	210	32	15%	0	0	0	16	16	0	0	0	0	0	City BMR agreement, opened 2016
			1,967	413		31	0	194	16	172	0	0	0	0	0	
<u>Senior</u>																
Division St. Senior Apts.	443 Division St.	1994	20	20	100%	0	0	17	0	3	0	0	0	0	0	City BMR agreement; fee waivers; 50/60/80% AMI
Gardens at Ironwood	3431 Cornerstone Ct.	2005	172	138	80%	0	0	69	0	69	0	0	0	0	0	City BMR agmt; fee waivers; 50/60% AMI + 34 mkt
Kottinger Gardens Phase 1	240 Kottinger Dr.	2017	131	131	100%	0	0	0	10	62	45	13	0	1	LIHTC property 2017; includes 1 non-restricted staff unit	
Kottinger Gardens Phase 2	251 Kottinger Dr.	2019	54	54	100%	0	0	27	26	0	0	0	0	1		
Parkview Assisted Living	100 Valley Ave.	2007	105	31	30%	0	0	0	0	31	0	0	0	0	0	Contribution of City land and financial assistance
Ridgeview Commons	5200 Case Ave.	1989	200	200	100%	0	0	120	0	80	0	0	0	0	0	Tax credits; City land; fed grant; 25/33/50/60% AMI
Stanley Junction	4031 Stanley Blvd.	1996	86	86	100%	0	0	78	0	8	0	0	0	0	0	City BMR agreement; fee waivers; 50/60/80% AMI
			768	660		0	0	311	36	253	45	13	0	2		
<u>Disabled / Special Needs</u>																
Sunflower Hill / Irby Ranch	Stanley Blvd.	2020	31	31	100%	0	0	0	7	17	0	0	6	1	Tax credits; City land; Measure A1 and LIHF-funded	
			31	31		0	0	0	7	17	0	0	6	1		
			1,104 Total # of Rental BMR units													

Table A-19: Pleasanton's Below-Market Rate (BMR) Housing Inventory (Ownership and Single Room Occupancy)

CITY OF PLEASANTON
Below-Market Rate (BMR) Housing Inventory
as of February 2022

	Year Built	Expire Year	Total Units	BMR Units:											Description of Program / Subsidy		
				Total	(%)	Moderate	Median	Low	Low	Very Low	Very Low	Ex. Low	Ex. Low	Staff			
						120%	100%	80%	60%	50%	40%	30%	20%	Unit			
Existing / Active Projects																	
<u>Ownership</u>																	
Andares (SummerHill)	5850 W. Las Positas Blvd.	2017	94	10	11%	0	0	10	0	0	0	0	0	0	0	0	Fully leased up and occupied October 2018
Birch Terrace / Silverstone	3909 Vineyard Ave.	2007	45	7	16%	2	0	5	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 80/120% AMI
California Reflections	Stanley Blvd. / Reflections Dr.	1994	108	16	15%	16	0	0	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 80/120% AMI
Calif. Somerset I / KB Home	3100-3300 W. Las Positas Bl.	1993	152	26	17%	26	0	0	0	0	0	0	0	0	0	0	Alameda Co. program; 95% AMI; limited resale restr
Canyon Oaks / KB Home	Bernal Property (Ph. II + III)	2004	200	26	13%	0	0	26	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 80% AMI
Carlton Oaks / Greenbriar	Bernal Property (Ph. II + III)	2004	113	10	9%	0	0	10	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 80% AMI
Nolan Farm / SummerHill	Rose Ave. / Fair St.	2001	36	5	14%	0	0	0	0	5	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 50% AMI
Palomino Place / Callahan	Palomino Dr./Bernal Ave.	1992	24	4	17%	4	0	0	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 80% AMI
Rotary Commons	Palomino Dr./Concord Wy.	1994	7	7	100%	0	0	7	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 80% AMI
Ryder Homes / The Vines	5835 Vineyard Ave.	2015	10	1	10%	0	0	1	0	0	0	0	0	0	0	0	For sale townhome (1 low); built 2015
Sycamore Place	Rheem Dr./Katie Ln.	1994	36	6	17%	6	0	0	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 120% AMI
Town Square	Ray St./Vineyard Ave.	1998	30	3	10%	0	3	20	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 100% AMI
Walnut Hills / KB Home	Bernal Property (Ph. I)	2002	121	20	15%	0	0	0	0	0	0	0	0	0	0	0	City 1st-time buyer prog w/resale restr; 80% AMI
			976	141		54	3	79	0	5	0	0	0	0	0	0	
																	141 Total # of Ownership BMR units
<u>Disabled / Special Needs</u>																	
BACS (Bay Area Comm. Svcs.)	4344 Railroad St.	1992	6	6	100%	0	0	0	0	6	0	0	0	0	0	0	Purchased/rehabed w/fed. CDBG funds
REACH (HOUSE, Inc.)	4158 Vineyard Ave.	1994	4	4	100%	0	0	0	0	4	0	0	0	0	0	0	Purchase/rehab with fed CDBG funds; 4 SRO units
REACH (HOUSE, Inc.)	5608 Hansen Dr.	1997	3	3	100%	0	0	0	0	3	0	0	0	0	0	0	Purchase/rehab with fed HOME funds; 3 SRO units
REACH (HOUSE, Inc.)	2253 Tanager Dr.	2006	3	3	100%	0	0	0	0	3	0	0	0	0	0	0	Purchased with federal (HOME) funds; 3 SRO units
REACH (HOUSE, Inc.)	1352 Oak Vista Way	2009	3	3	100%	0	0	0	0	3	0	0	0	0	0	0	Purchased with federal (HOME) funds; 3 SRO units
REACH (HOUSE, Inc.)	313 Trenton Cir.	2010	3	3	100%	0	0	0	0	3	0	0	0	0	0	0	Purchased with federal (HOME) funds; 3 SRO units
			22	22		0	0	0	0	22	0	0	0	0	0	0	
																	22 Total # of SRO units

Appendix B: Sites Inventory & Methodology

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Section B.1 Introduction

B.1.1 Overview and Purpose

According to California Government Code §65580-65589, the Housing Element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. The sites inventory, in addition to projected accessory dwelling units (ADUs) and entitled or in process development projects, assists in determining if the jurisdiction has enough developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.



B.1.2 Regional Housing Needs Allocation

Jurisdictions must provide sufficient land to accommodate enough housing for all economic segments of the community. Compliance is determined by the jurisdiction's ability to provide adequate development capacity through appropriate development regulations and land use policies. The number of new units that must be accommodated is established through each jurisdiction's share of the region's projected housing needs for the planning period. This share for each jurisdiction is called the Regional Housing Needs Allocation (RHNA).

The Association of Bay Area Governments (ABAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its nine-county region. The RHNA is distributed by income category. For the 2023-2031 Housing Element update, Pleasanton is allocated a RHNA of 5,965 units as follows:

- Very Low Income (less than 50 percent of AMI): 1,750 units (29 percent)
- Low Income (50 to 80 percent of AMI): 1,008 units (17 percent)
- Moderate Income (80 to 120 percent of AMI): 894 units (15 percent)
- Above Moderate Income (greater than 120 percent of AMI): 2,313 units (39 percent)

For this Housing Element planning period, January 31, 2023 through January 31, 2031, the City must ensure the availability of adequate residential sites to accommodate these units. This Appendix provides an overview of the methodology used to evaluate the adequacy of sites within Pleasanton and identifies such sites for future residential development to fulfill the City's share of regional housing needs.

B.1.3 Data

The sites inventory analysis used data provided by the City, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- City and County-level parcel GIS data, including General Plan land use designation, zoning district, ownership, age of building, improvement value, land value, existing building square footage and height, existing number of units, etc.
- ADU building permits issued
- Entitled projects and projects in the entitlement phase
- Prior Housing Element site inventories
- Annual Progress Reports to HCD during the 5th Cycle
- Zoning Code and Downtown Specific Plan allowed density and floor area ratio standards (FAR)

Section B.2 Future Residential Development Potential

B.2.1 Accessory Dwelling Units

New state laws in effect since January 1, 2018 have significantly eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). As a result, the City has experienced an increasing trend in ADU building permit issuance and production in recent years. Table B-1 shows the number of building permits issued for ADUs in Pleasanton from 2018 through 2021.

Table B-1: Permitted ADUs – Building Permits Issued

Year	Permitted ADUs
2018	8
2019	11
2020	10
2021	17
Total	46
Annual Average	11.5
<i>Source: City of Pleasanton</i>	

From 2018 through 2021, the City issued an average of 11.5 ADU building permits per year. The City is conservatively estimating that ADUs will be produced at the same rate throughout the eight-year planning period, resulting in 93 ADUs.

The City has adopted an ADU Ordinance consistent with state law and will promote ADU production through the preparation of standardized ADU building plans and incentives for homeowners to rent ADUs. Under Program 1.9, the City will publicize and promote the ADU standard plans and incentives through multiple outreach methods and languages. Furthermore, to help increase the percentage of approved ADUs that have building permits issued, the City will promote the availability of funding for ADUs, including the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU. Furthermore, the City will monitor ADU production and affordability throughout the planning period and implement additional action if target ADU numbers are not being met.

ABAG conducted a regional ADU affordability analysis to provide local governments in the region with assumptions for ADU affordability that can be used to assign projected ADUs to income categories. The ADU affordability assumptions identified in the preliminary ABAG analysis for communities with affirmatively furthering fair housing concerns were applied to ADUs projected over the planning period in Table B-2.

Table B-2: Affordability per ABAG ADU Survey

Income Level	Percent	ADU Projections
Very Low	5%	5
Low	30%	28
Moderate	50%	46
Above Moderate	15%	14
Total		93
<i>Source: ABAG</i>		

B.2.2 Entitled and Proposed Developments

Because the RHNA projection period for the 2023-2031 Housing Element begins on June 30, 2022, housing developments that have already been proposed or received entitlement and are not expected to be issued a certificate of occupancy until July 1, 2022 and are expected to be completed before the end of the planning period (January 31, 2031), can be credited toward the RHNA. Table B-3 lists those projects that meet those criteria and can be credited toward the 6th Cycle RHNA.

Table B-3: Approved/Entitled and Proposed Developments

APN	Address	Status	Units by Income Level			
			Low	Moderate	Above Moderate	Total Net New ¹
948 001500105	1500 Lund Ranch Rd.	Approved and Under Construction	-	-	43	43
949 001600600	1000 Minnie St.	Approved	-	-	44	44
946 394500600	2188 Foothill Rd.	Approved	-	-	7	7
948 001600215	990 Sycamore Rd.	Approved	-	-	3	3
941 278003200	4550 Rosewood Drive (The Residence at California Center)	Approved; Development Agreement executed	23 ²	-	282	305
946 463300900	8026 Kingbird Ct.	Approved and Under Construction	-	-	1	1
946 463301000	8032 Kingbird Ct.	Approved and Under Construction	-	-	1	1
946 463300800	8020 Kingbird Ct.	Approved and Under Construction	-	-	1	1
946 463300600	8008 Kingbird Ct.	Approved and Under Construction	-	-	1	1
946 463300700	8014 Kingbird Ct.	Approved and Under Construction	-	-	1	1
946 463301100	8025 Kingbird Ct.	Approved and Under Construction	-	-	1	1
946 463301200	8019 Kingbird Ct.	Approved and Under Construction	-	-	1	1
946 463301300	8013 Kingbird Ct.	Approved and Under Construction	-	-	1	1
946 460600200	2500 Vineyard Ave.	Approved and Final Map Recorded	-	-	3	3
949 000200402	375 Sycamore Rd.	Approved	-	-	3	3
Subtotal Gross			23	0	393	416
Subtotal Net New			23	0	393	416
¹ No projects are located on parcels with existing residential units where the existing residential units will be demolished. ² Low-income units will be deed restricted and are entitled through a development agreement. Source: City of Pleasanton						

Entitled and proposed developments would result in 416 net new units. Most of these projects provide above moderate housing units, but one project will provide 23 deed restricted low-income housing units.

B.2.3 Density and Capacity Assumptions

Density

Table B-4 identifies the mid-point and maximum allowed densities for zones that allow residential. The City uses mid-point density, representing average development intensity, for the purposes of General Plan buildout analysis.

Table B-4: Mid-Point and Maximum Densities for Zones that Allow Residential

Zone	Mid-Point Density (Units Per Acre)	Maximum Dwelling Units Per Acre
A	0.2	1.0 per site
R-1-40	1.0	1.09
R-1-20		2.18
R-1-10	5.0	4.36
R-1-85		5.12
R-1-75		5.81
R-1-65		6.70
RM-4	15.0	10.89
RM-25		17.42
RM-2		21.78
RM-15		29.04
MU-T	-	43.56
MU-D	-	43.56
C-C	-	43.56
PUD-MU	-	Varies

¹ Mid-point densities from General Plan Land Use Element Table 2-3 (General Plan Densities); see discussion under Realistic Capacity and Development Trends.
Source: City of Pleasanton Zoning Code, City of Pleasanton General Plan

Realistic Capacity and Development Trends

Since 2015, various higher density developments have been built in Pleasanton. Table B-5 summarizes these developments.

Table B-5: 5th Cycle High Density Housing Construction Trends

Project Name	APN / Address	Zone	Previously Vacant / Prior Use	Year Complete	Acres	Total Units	Density (units/acre)	Units by Income Level			
								Low	Moderate	Above Moderate	Total Net New
Essex 1 (Galloway Apartments at Owens)	941-2778-012-00	PUD-MU	Vacant	2015	8.4	255	30	38	-	217	255
Essex 2 (Galloway Apartments at Hacienda)	941-2778-011-00	PUD-MU	Vacant	2015	8.2	251	30	38	-	213	251
Vintage Apartments	946-4542-045-03	HDR	Vacant	2015	11.5	345	30	-	-	345	345
Commons at Gateway	947-0008-003-00	HDR	Vacant	2015	7	210	30	32	-	178	210
Andares	941-2762-006-00 / 5850 W. Las Positas Blvd	PUD-MU	Office Building	2017	5.9	94	15.9	10	-	84	94
Anton Hacienda	941-2764-015-00	PUD-MU	Auto Service Center and Parking Lot	2015	5.6	168	30	35	-	133	168
Kottinger Gardens	240 & 251 Kottinger and 4133 & 4138 Vineyard Avenue	PUD-HDR	Existing 90-unit senior below market rate development	2018	6.4	185	28.77	156	28	1	95 ¹
Total								309	28	1,171	1,418

¹ The 90 below market rate units in Kottinger Gardens were replaced with 185 units. The project was completed in two phases, so that no residents were displaced.

² Below-market units are all deed restricted in perpetuity.

Source: City of Pleasanton

Table B-6 summarizes assumptions for realistic residential development capacity considering development trends in Pleasanton and neighboring jurisdictions. While low and medium-density residential projects in Pleasanton have largely been built at the mid-point densities, some projects have higher densities. For example, two completed infill projects that exceeded mid-point density of 15 units per acre are 4722 Harrison Street (17 units per acre) and 4745 Augustine Street (23 units per acre).

Higher density projects have been built at densities of approximately 30 dwelling units per acre consistent with PUD zoning and/or approvals, and the maximum densities assigned to these sites (see Table B-5). Recently approved and constructed housing developments in the neighboring city of Dublin include densities ranging from 56 to 93 units per acre, located in planned development (PD) and downtown zones¹. Another neighboring city, Livermore, has a 222-unit project (Legacy Livermore) under construction in the downtown, which is being built at the maximum allowed density of 55 units per acre.

Although there are a number of instances of properties in Pleasanton developing above the mid-point density, and development trends in the area show higher density development, the analysis conservatively assumed sites would develop at no greater than the mid-point density or minimum density (see Table B-6). For the new zones in the Downtown Specific Plan where recent development trends are not yet established, conservative assumptions of 40 to 60 percent of maximum allowed density were assumed based on whether the site is nonvacant or vacant consistent with the Downtown Specific Plan EIR.

Realistic capacity projections for mixed-use zones (i.e., MU-T, C-C, and PUD-MU) reflect the likelihood for residential development considering that 100 percent nonresidential uses may be established in these zones. Specifically, the MU-T and C-C-zoned sites are projected at lower capacities and densities (40 to 60 percent; 17 to 21 units per acre) than development trends over the current planning period and in neighboring cities. Since 2015, only one new construction project has been proposed as 100 percent commercial in the C-C Zone (14 percent of applications for new construction in the C-C Zones since 2015); all other projects have proposed residential or residential mixed-use development with a small commercial component. Recently completed projects within the Downtown's mixed-use districts include mixed use projects at 273 Spring Street (13 units per acre) and 719-735 Peters Avenue/377 St. Mary St. (20 units per acre). The Downtown Specific Plan was adopted in August 2019, six months before the COVID-19 pandemic began, which slowed the rate of new applications. The Downtown Specific Plan includes policies to encourage higher density residential, a range of housing types, and affordable units through expedited permit processing, fee waivers, reduced

¹ Recent housing developments in Dublin include Camellia Place (PD Zone, 112 units, 56 units/acre); Avalon West (DDZD/TOD Zone, 499 units, 66 units per acre); and Ashton at Dublin Station (PD Zone, 220 units, 93 units/acre) (City of Dublin, 2021).

parking requirements, and others (Policies LD-P.44, 45, 46, 47). Furthermore, with the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts and continued demand for housing, the likelihood of 100 percent commercial projects is unlikely to increase in the near future.

Table B-6: Zoning Districts’ Realistic Residential Development Capacity Assumptions

Zone ¹	Mid-Point Density	Maximum Allowed Density	Realistic Capacity Assumption ²
A	0.2 units/acre	1.0 unit/site	1.0 unit/site (100% of maximum allowed density) ³
R-1-40	1.0 unit/acre	1.09 units/acre	1.0 unit/acre (92% of maximum allowed density)
R-1-20		2.18 units/acre	1.0 unit/acre (46% of maximum allowed density)
R-1-10	4.36 units/acre	4.36 units/acre	4.36 units/acre (100% of maximum allowed density)
R-1-65	5.0 units/acre	6.70 units/acre	5.0 units/acre (75% of maximum allowed density)
RM-4	10.89 units/acre	10.89 units/acre	10.89 units/acre (100% of maximum allowed density)
RM-25	15.0 units/acre	17.42 units/acre	15.0 units/acre (86% of maximum allowed density)
RM-15		29.04 units/acre	15.0 units/acre (52% of maximum allowed density)
MU-T	-	43.56 units/acre	Vacant parcels – 21.1 units/acre (60% of maximum allowed density) Nonvacant parcels – 17.4 units/acre (40% of maximum allowed density)
C-C	-	43.56 units/acre	
PUD	-	Varies	Minimum densities applied where established; where no minimum density standard, capacity projected based on approved PUD. ⁴

¹ No sites are located in the R-1-85, R-1-75, RM-2, or MU-D zones.

² Realistic capacity was reduced on certain sites based on constraints (e.g., hillside, etc.).

³ The minimum lot size in the A Zone is 5 acres, which equates to 1.0 unit per site at the mid-point density.

⁴ Two Bay Area Rapid Transit (BART) parcels zoned PUD-MU are currently zoned for a minimum of 20 and maximum of 30 units per acre; however, AB 2923 requires a minimum of 75 units per acre, effective July 1, 2022; and therefore, mid-point density of approximately 37 units per acre was applied to the BART PUD-MU parcels.

Source: *City of Pleasanton, LWC*

Market conditions in Pleasanton reflect demand for larger units with ample parking, which has resulted in some projects being constructed below the maximum allowed density. The City encourages a mix of units and offers reduced parking rates for units with fewer bedrooms (see Appendix C); however, some developers continue to elect lower densities based on market demand. Programs have been included to encourage smaller units and higher densities, including facilitating ADU production, allowing single-room occupancy units, offering incentives for affordable housing projects, granting density bonuses, and modifying City fees.

B.2.4 Methodology

To create the adequate sites inventory, the City developed a comprehensive, iterative methodology to screen parcels for near-term development. The methodology is comprised of several phases described below.

Phase 1a: Vacant Sites that Allow Residential

The City identified all vacant parcels that allow residential (see Table B-4). Parcels were determined to be vacant if they had an assessed land improvement value of zero with further assessment based on year built and building square footage data, aerial imagery, and firsthand knowledge.

Phase 1b: Nonvacant Sites that Allow Residential with Development Potential

Since land in zones where residential uses are allowed has been largely developed in Pleasanton, nonvacant sites have also been included in the sites inventory. Parcels that allow residential uses were analyzed for redevelopment potential using two metrics:

- Residential Unit Development Potential - a metric that compares the number of additional new units that could be built on each parcel given its maximum allowed density and the number of existing units on-site.
- Floor Area Ratio (FAR) Development Potential - a metric that compares the additional FAR that could be achieved on each parcel given its maximum allowed FAR and the existing FAR.

If a nonvacant parcel could add at least triple the number of units and at least triple the FAR, that parcel was determined to be suitable for site screening due to the substantial increase in development that could be accommodated coupled with high market demand for housing.

Although some of the sites have existing residential uses, housing projects are being developed that add residential units to parcels with existing residential units (while preserving existing residential units). For example, two completed infill projects located at 4722 Harrison Street and 4745 Augustine Street consist of two and three new apartments behind existing single-family homes. A third project was approved in April 2022 to add three new units to a lot containing an existing single-family home at 715 Rose Street. Therefore, this screening criteria was found to be consistent with current trends. Please see Phase 4 (Site-by-Site Assessment) for further discussion regarding demolishing and replacing of existing units.

Phase 2: Screening

Parcels that passed through Phase 1 were then screened using the criteria below:

1. The parcel does not have a current entitlement (i.e., not included in Table B-3)
2. Existing improvements were built in 1980 or earlier

3. Current use is not a right-of-way, railway, waterway, utility, gas station, fast food chain, or other public use with no near-term redevelopment potential

Phase 3: Categorization

Eligible parcels were assessed to determine which income levels they can accommodate. Each parcel was determined to be able to accommodate a specific income category given its maximum allowable density standards. The lower income category threshold is consistent with the default density for Pleasanton pursuant to Government Code §65583.2.

Table B-7: Income Levels by Density

Density Allowed by Zone	Income Level
< 20 dwelling units/acre	Above moderate
20 – 29 dwelling units/acre	Moderate
30+ dwelling units/acre	Lower
<i>Source: LWC, HCD</i>	

Per HCD guidance, sites accommodating lower-income housing should be between 0.5 and 10 acres. All sites originally considered lower income, but whose lot size is smaller than 0.5 or larger than 10 acres were categorized for moderate income housing. While the Stoneridge Mall parcel (APN 941 120109403) is larger than 10 acres, the parcel is split zoned, and the area zoned for higher density comprises 10 acres currently used as a surface parking lot, and therefore, categorized as lower income. Similarly, some parcels included for potential rezoning to accommodate lower-income RHNA are larger than 10 acres, but the portion of the parcel available for development, and that would be rezoned for density of at least 30 units per acre, is less than 10 acres. Although the portion of individual parcels designated for lower income is no more than 10 acres, Program 1.7 is included to address how development of two larger rezoned areas/parcels (Stoneridge Mall and Kiewit, APN 946 125100704) would be facilitated.

Sites in zones allowing at least 30 units per acre and less than 0.5 acres were identified as consolidated sites if an abutting parcel was under the same ownership and had development potential; no consolidated site has more than two owners. This allowed a few sites in the downtown area to be consolidated and comply with the size threshold for lower income. The Downtown Specific Plan, updated in 2019, includes policies to encourage higher density residential and affordable units through incentives (e.g., expedited permit processing, fee waivers, reduced parking, etc.), anticipated to facilitate development in the downtown area. Consolidated sites for lower income are noted in Table B-8.

Table B-8: Parcels Less than 0.5 Acre Included in Lower Income Consolidated Sites

APN	Owner	Acreege	Description	Site	Total Acreege of Consolidated Site
094 010400300	Green Valley Corporation	0.13	Vacant	A	1.3
094 010400803		0.28	Commercial building, surface parking		
094 012202300	First National Bank of Pleasanton	0.16	Parking lot	B	0.73
094 011004900	Koopmann Thelma E Tr Exemption Trust & Koopma etal	0.19	Commercial buildings, surface parking lot	C	0.93
094 015700104	235 Main Street Partners LLC	0.28	Commercial building, surface parking	D	0.63
094 015700112	Dunkley Anne L & Arthur W Trs	0.35	Commercial buildings/offices, surface parking lot		
094 015100805	Red Bear Inc	0.32	Commercial building w. interior parking	E	0.97

Source: City of Pleasanton, Alameda County Assessor, LWC

Furthermore, income categories were refined based on parcel size, with smaller parcels (e.g., below 0.25 acres) categorized as above moderate income.

Phase 4: Site-by-Site Assessment

Despite the screening analysis, some potential sites had existing development or other conditions (e.g., irregular shape, accessibility issues, ownership, existing uses that were not likely to discontinue during the planning period, etc.) that preclude them from the site inventory. The analysis included a site-by-site assessment and refinement of sites depending on additional information from direct observation or firsthand experience from City staff. For example, parcels that had development potential (i.e., could at least triple the existing building square footage and number of allowed units) but were well-performing commercial properties were not included as sites. Development trends on nonvacant sites were considered in the determination of sites. Market conditions in Pleasanton are demonstrating viability of nonvacant site redevelopment for both residential and mixed-use projects as shown by current development trends. See Sections B.2.3 and B.2.5 for additional discussion on development trends and suitability of nonvacant sites.

This analysis also included an evaluation of environmental and infrastructure constraints, which are described in Appendix C, Section C.4. All identified sites have access to infrastructure and utilities.

Furthermore, some sites that were screened out of the results (e.g., buildings built after 1980) were determined to be suitable housing sites based on property owner or developer interest or

other firsthand experience from City staff. Those sites were added to the inventory with the appropriate income categorization based on allowed density and parcel size.

Phase 5: Rezone Sites Selection

The preliminary evaluation of existing residential capacity showed the need to identify additional sites to accommodate the RHNA. The City solicited statements of interest from those interested in requesting specific sites or properties be evaluated for inclusion as a rezone site. Based on statements of interest and local knowledge, the City prepared an initial list of potential rezone areas/parcels. These potential areas/parcels were evaluated based on criteria reviewed by the Housing Commission and Planning Commission and approved by the City Council. Criteria included proximity to transit, California Tax Credit Allocation Committee criteria, readiness and suitability for housing (e.g., site size, availability of infrastructure, absence of environmental and other constraints), among others. The potential rezone areas/parcels and associated evaluation were presented and discussed at a Community Meeting and with the Housing Commission, Planning Commission, and City Council. The City Council considered input from the public and Commission before approving the rezone areas/parcels for inclusion in the Housing Element.

Realistic capacity for lower income rezone parcels is based on the proposed minimum density, whereas realistic capacity for moderate and above moderate income rezone parcels is based on the average of proposed minimum and maximum density. These densities are consistent with development trends in Pleasanton and the Tri-Valley (see Sections B.2.3 and B.2.5).

Phase 6: Parcels in Prior Housing Elements

Vacant parcels from both the 4th and 5th Cycles and non-vacant parcels from the 5th Cycle can be reused in this Housing Element (the 6th Cycle) to accommodate lower-income housing, but they must be rezoned to allow projects with at least 20 percent of the units affordable to lower income households to be by-right. Figures and tables in Sections B.3.2 and B.3.3 show all 6th Cycle sites and any site previously identified as a site in the 5th Cycle. Program 1.4 is included to rezone reused sites identified for lower income consistent with AB 1397.

B.2.5 Suitability of Nonvacant Sites

Since residential land in Pleasanton is generally built out, the sites inventory includes nonvacant sites. Nonvacant sites are relied on to accommodate more than 50 percent of the City's lower income RHNA; therefore, the City conducted an analysis to determine whether existing uses on identified lower income sites will likely be discontinued during the planning period (2023-2031).

Nonvacant sites that would accommodate the lower income RHNA are primarily underutilized as surface parking and/or surface parking with commercial buildings where the existing uses are of marginal economic viability and the structures are at or near the end of their useful life.

This includes that those structures (if any) were largely built in the 1980s or earlier, and the parcel has substantial available development capacity through both density and FAR (i.e., the site could triple its existing number of units and building floor area). In a number of cases where buildings on site were built after 1980, property owners have indicated their affirmative interest in developing housing on these sites, indicating that buildings and uses have reached the end of their useful life. A complete list of sites and existing uses is included in Section B.3.4. Screening for potential sites considered market conditions and recent development trends locally and regionally to determine suitability of nonvacant sites.

Development trends demonstrate the intensification of underutilized commercial properties and nonvacant sites into multi-family and high-density residential mixed-use projects. Table B-9 identifies recently developed or under construction residential projects in the Tri-Valley¹. Some of these projects are being constructed on sites that had existing uses and sizes similar to the conditions in Pleasanton. The size of the sites ranges from one to seven acres and the existing uses include car dealerships, strip malls, and other commercial uses. Built densities range from 14 to 63 dwelling units per acre.

Table B-9: Development on Nonvacant Sites in the Tri-Valley

City	APN/ Address	Site Size (ac)	Previous Use	Final Unit Count	Number of Affordable Units	By-Right Density (du/ac)	Density Bonus? Y/N	Year Completed/ Status	Calculation of Built Density (du/ac)
Pleasanton	941-2762-006-00 / 5850 W. Las Positas Blvd	5.9	Office Building	94	10	30	N	2017	15.9
Pleasanton	941-2764-015-00	5.6	Auto Service Center and Parking Lot	168	35	30	N	2015	30
Pleasanton	240 & 251 Kottinger and 4133 & 4138 Vineyard Avenue	6.4	Existing 90- unit senior below market rate development	185	184	28.9	N	2018	28.9
Livermore	59 S L St.	4.0	Commercial - antique store, party store, former car dealership	222	0	55	N	Under Construction	55
Livermore	3737 First St.	7.0	Commercial - automotive	100	15	14	N	Under Construction	14

¹ The Tri-Valley includes Dublin, Livermore, and Pleasanton.

Table B-9: Development on Nonvacant Sites in the Tri-Valley

City	APN/ Address	Site Size (ac)	Previous Use	Final Unit Count	Number of Affordable Units	By-Right Density (du/ac)	Density Bonus? Y/N	Year Completed/ Status	Calculation of Built Density (du/ac)
			sales and services						
Dublin	7144 Regional St.	2.7	Distributor	60	0	59	N	2018	22
Dublin	6775 Golden Gate Dr.	5.0	Car Dealership	313	313	149	N	2017	63
Dublin	7500 Saint Patrick Way	1.4	Car Dealership	66	65	41	N	2017	48 ¹
Dublin	7601 Amador Valley Blvd.	1.0	Vacant Commercial Building	35	0	21	N	2021	36
Dublin	6670 Dublin Blvd.	3.9	K-Mart Strip Mall	130	16	N/A	N	2012	34
Dublin	6656 Adare St.	6.2	K-Mart Strip Mall	103	2	N/A	N	2014	17

¹ While this is the calculated built density, the approved density of Connolly Station is reported as 88 du/acre according to the City of Dublin.

Source: Alameda County Collaborative Nonvacant Database, 2022; City of Dublin, 2021

Other existing uses on nonvacant sites include low intensity uses. Specifically, church sites have been included based on underutilized site conditions and because of the opportunity provided by AB 1851. Affirmative interest was also expressed by the church (the Archdiocese of Oakland) in developing housing on two sites. AB 1851 applies to religious institution property and prohibits cities from requiring the replacement of parking spaces lost due to the construction of housing units, eliminating up to 50 percent of the required number of spaces (Government Code §65913.6). Under Program 1.5, the City will conduct outreach to religious institution sites to encourage housing development.

Some identified sites have existing residential units, but these are low intensity developed parcels where additional units could be added without demolishing the existing units or where existing residential units could be demolished for a project with a larger number of units. Identifying these parcels as potential housing sites does not mean existing units will be demolished (e.g., some parcels can accommodate additional units while retaining existing

structures/units). None of the existing units on identified housing sites are subject to a recorded covenant, ordinance, or law that restricts rent levels to affordable to low-income households or subject to any other form of rent or price control by the City.

Table B-10 lists the existing uses on nonvacant lower income sites and potential areas for rezoning to address RHNA shortfalls; detailed tables are included at the end of this Appendix. Many of the sites and areas include parking lots or surface parking associated with commercial buildings. Due to high land and construction costs and limited available and developable land, these types of underutilized properties are expected to convert to more intensive residential or residential mixed-use development over the planning period.

Table B-10: Existing Uses on Nonvacant Lower Income Sites and Potential Areas for Lower Income Rezoning

APN or Area	Existing Use
941 120109403	Stoneridge Shopping Center surface parking lots
941 277800200	BART surface parking lot
941 277101500	BART surface parking lot
941 120105203	Parking lot
946 110004300	Commercial building, surface parking
094 010401200	Commercial building, surface parking
094 010400803	
094 011005101	Funeral home, surface parking
094 010200804	Commercial buildings, surface parking
094 011004900	Commercial buildings, surface parking
094 011004900	
094 011001411	Commercial building, surface parking
094 012200103	Bank, surface parking
094 012202300	
946 337001900	Commercial building, surface parking
094 010600404	Auto dealership, surface parking
094 015100806	Offices, surface parking Commercial building w. interior parking
094 015100805	
094 011400700	Restaurant
094 011400800	Single-family residences (2 units), surface parking lot
094 015700104	Commercial buildings/offices, surface parking lot
094 015700112	
Area 2: Stoneridge Shopping Center	Stoneridge Shopping Center parking lots
Area 4: Owens (Motel 6 and Tommy Ts)	Commercial Uses (Hotel and Restaurant) and Parking
Area 5: Laborer Council	Office Building and Parking

Table B-10: Existing Uses on Nonvacant Lower Income Sites and Potential Areas for Lower Income Rezoning

APN or Area	Existing Use
Area 6: Signature Center	Office Buildings and Parking Structure
Area 7: Hacienda Terrace	Office Building
Area 9: Metro 580	Commercial/Retail (Kohl's, Party City) and Parking
Area 11: Old Santa Rita	Commercial and Light Industrial
Area 12: Pimlico Area (North Side)	Commercial (Car Wash, Car Rental)
Area 18: Valley Plaza	Multi-tenant Commercial Center, Restaurants and Parking
Area 20: Boulder Court	Construction Contractor and Concrete Mix Supplier
Area 23: Sunol Boulevard	Hardware Store/Lumber Yard, Public Storage, and Warehouse/Distribution
<i>Source: City of Pleasanton, Alameda County Assessor, LWC</i>	

The screening for potential sites considered these trends and utilized conservative assumptions in projecting units well below observed densities for residential and mixed-use projects. Lastly, the City is unaware of any leases that would perpetuate existing uses or prevent the development of housing on nonvacant sites during the planning period.

Furthermore, to encourage the redevelopment of nonvacant sites with higher-density residential uses, the City has multiple programs to provide financial assistance, incentives, and regulatory concessions to facilitate more intensive residential development. These include:

- Program 1.3 – Lead a concept planning effort for the BART parcels and coordinate with BART to actively pursue development interest. Require a minimum of 75 units per acre on AB 2923-eligible parcels, consistent with BART Transit Oriented Development (TOD) Place Type: Neighborhood/Town Center.
- Program 1.7 – Prepare and adopt plans for the Stoneridge Mall property and Kiewit area with housing densities consistent with the rezone assumptions.
- Program 1.6 – Outreach to property owners and businesses to identify specific incentives for business relocation and encourage properties to be developed with housing (e.g., transfer of development rights, transit alternatives, flexible parking standards, flexible standards to accommodate adaptive re-use, expedited processing, etc.).
- Program 2.5 – Offer waivers or reductions of City fees for affordable housing units.
- Program 1.5 – Actively assist owners of property zoned or designated to be rezoned for over 30 units per acre in soliciting lower and moderate-income housing proposals. Facilitate funding of site acquisition and project construction through various strategies (e.g., tax-exempt bonds, etc.).

As described above, many of the housing sites have underperforming commercial spaces and/or low intensity uses which are anticipated to redevelop based on trends, market conditions, and interest expressed to City staff for redevelopment. Additionally, the City will take efforts to continue to encourage redevelopment of nonvacant sites through various programs. Therefore, considering development trends, declining demand for commercial spaces, and Housing Element programs, nonvacant uses are likely to discontinue during the planning period.

Section B.3 Adequacy of Residential Sites in Meeting RHNA

B.3.1 Summary

The following table summarizes the City’s methods for satisfying its RHNA (Table B-11). Based on ADU projections, entitled projects, and available sites, the City has a shortfall in all income categories. The City has identified potential parcels for rezoning to address the RHNA shortfall (see Table B-13). If the parcels in Table B-13 are rezoned in accordance with Program 1.1, the City would have a surplus in all income categories as shown in Table B-11.

Table B-11: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,750	1,008	894	2,313	5,965
ADUs	See Very Low	5	28	46	14	93
Approved/Entitled Projects	-	-	23	-	393	416
Remaining RHNA	See Very Low	1,745	957	848	1,906	5,456
Site Inventory	See Very Low/Low	1,090		552	641	2,283
Surplus / (Shortfall)	See Very Low/Low	(1,612)		(296)	(1,265)	(3,173)
Rezone Sites	See Very Low/Low	3,023		454	1,530	5,007
Surplus / (Shortfall) With Rezone Sites	See Very Low/Low	1,411		158	265	1,834
<i>Source: City of Pleasanton, LWC</i>						

AB 725 requires at least 25 percent of the above moderate income RHNA be met on sites that allow four or more units, and at least 25 percent of the moderate income RHNA be met on sites that allow four or more units, but not more than 100 units per acre. The sites inventory complies with these requirements.

Two potential rezone areas (Lester and Merritt) are in unincorporated Alameda County. The City is processing residential development applications for both, and based on the applications being processed, these two areas provide a realistic capacity for 122 above moderate-income units. Although these sites are not necessary to accommodate the City's RHNA, under Program 1.10 the City commits to completing the annexation and conducted negotiations for RHNA transfer as appropriate.

B.3.2 Rezoning

A profile sheet for each area being considered for rezoning is included in this Section. Some area numbers are not included (i.e., 3, 10, 13, 17, 28); this is intentional as some potential areas were removed from consideration. Section B.3.4 includes a parcel-by-parcel listing and information on each parcel within each area.

[Note - Some rezone areas/parcels may be removed pending the CEQA analysis, which is underway; however, in no case will this result in insufficient RHNA capacity]

Area 1 - Lester

Location: 10807 and 11033 Dublin Canyon Road

APN: 941 250000200, 941 250000300, 941 260000206, 941 270000200

General Plan Designation: Low Density Residential, Open Space-Public Health and Safety, and Open Space-Agriculture and Grazing

Current Zoning Designation: Unincorporated - Prezoned-Agriculture (A) District



Lot Size (or portion of property proposed for development): 124.58 acres, 12.9 acres would be developed with housing.

Estimated Potential Number of Housing Units: 31 units based on submittal of application PUD-130

Background and Description:

The City has received and is currently processing an application for Planned Unit Development (PUD) rezoning and development plan (and accompanying environmental review) to demolish two homes and construct 31 single-family detached homes with related on-and-off-site improvements and public land dedication and improvements. The project also entails annexation and subdivision of the 128.5-acre site, 115.6 acres of which would be preserved as open space. The development would be concentrated on an approximately 12.9-acre portion of the site, off Dublin Canyon Road.

Key Considerations and Feasibility for Site Development:

The property is in unincorporated Alameda County and is currently not located within City boundaries, therefore annexation would be required, along with extension of utilities from existing lines located along Dublin Canyon Road. Consistent with state law the City would be required to negotiate transfer of a portion of County RHNA to the City, following annexation. However, an application is currently under review, therefore feasibility of development is high if the development application is approved.

Area 2 - Stoneridge Shopping Center

Location: 1008, 1300, 1400, 1500, 1600, & 1700 Stoneridge Mall Road

APN: 941 120109200, 941 120109500, 941 120109403, 941 120102800, 941 120102900, 941 120103006

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation: Regional
Commercial District [C-R(m)] and
Planned Unit Development – Mixed Use
(PUD-MU)

**Lot Size (or portion of property
proposed for development):** 74.57
acres, 18.00 acres would be developed with housing.



Estimated Potential Number of Housing Units:
Between 900 units (50 DUA) and 1,440 units (80 DUA) (note – this excludes the PUD-MU zoned areas that allow an additional 400 units under existing zoning)

Background and Description:

The area within the loop created by Stoneridge Mall Road contains the Stoneridge Shopping Center. The shopping center comprises a number of two-story retail buildings with one parking garage (adjacent to the formerly Sears store); the remainder of the site is surface parking. It includes the smaller-scale tenant spaces (managed by Simon Properties) and five anchor department stores: JCPenney, two Macy's stores, and two vacant tenants (formerly Sears and Nordstrom). Several different owners control the land within the Shopping Center, with Simon Property Group the largest single owner. The previous Housing Element designated two areas of the shopping center for high density housing, in the southeast quadrant and northwest quadrant of the mall site. In year 2019, Simon Property Group received Design Review approval for a significant commercial expansion on the site of the former Sears retail space and parking structure, although construction of the project is currently on hold. The City is also processing an application for a 360-unit residential project on one of the sites designated for housing in the previous Housing Element.

Key Considerations and Feasibility for Site Development:

The site is within ¼ to ½ mile of the West Dublin/Pleasanton BART station, and a ¼ mile from the freeway on ramp as well as within close proximity to a high concentration of office/employment uses.

The Stoneridge Shopping Center has approximately 40 acres of surface parking, not including the area already designed for housing. Staff has identified that there are approximately 18 acres within the current surface parking lots that could realistically develop with high density residential development, given that replacement parking and commercial uses would also be integrated into these areas. Several of the current owners at the Shopping Center have identified interest in the creation of a newly envisioned center creating a dynamic new neighborhood to complement the existing and future mall uses. Simon, the largest property owner, has participated in several other similar residential projects at their malls nationwide. Considerations for future projects would include the requirement to relocate any eliminated surface parking within new parking structures.

Area 4 – Owens Drive (Tommy T’s and Motel 6)

Location: 5102 and 5104 Hopyard Road

APN: 941 130101303, 941 130104701

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Freeway Interchange Commercial
District (C-F)

Lot Size (or portion of property proposed for development): 2.30 acres

Estimated Potential Number of Housing Units:
Between 71 units (30 DUA) and 94 units (40 DUA)

Background and Description:

The Owens Drive area comprises two adjacent sites that are currently developed with a two-story motel and a single-story comedy club/restaurant. Each site has a large proportion of surface parking and is considered underutilized.

Key Considerations and Feasibility for Site Development:

Each of the two sites were constructed in 1975 and are considerably outdated without any major improvements completed in recent years. The site is within ½ mile of the Dublin/Pleasanton BART station, and a ¼ mile from the freeway on ramp as well as within close proximity to a high concentration of office employment off of Owens Drive and within Hacienda.



Area 5 – Laborers Council (Northern California District Council of Laborers)

Location: 4780 Chabot Drive

APN: 941 277103300

General Plan Designation: Mixed Use/Business Park

Current Zoning Designation: Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O)



Lot Size (or portion of property proposed for development): 1.39 acres

Estimated Potential Number of Housing Units: Between 41 units (30 DUA) and 54 units (40 DUA)

Background and Description:

The site is currently developed with a two-story office building with surface parking.

Key Considerations and Feasibility for Site Development:

The subject site contains a two-story office constructed in 1999. During the Housing Element update process, staff received inquiries from the property owner interested in converting the property to a residential use. The site is located on a major arterial and is within $\frac{1}{3}$ mile of the East Dublin/Pleasanton BART station and I-580 freeway access. In addition, the site is located within Hacienda with a high concentration of office and employment uses in the area.

Area 6 – Signature Center

Location: 4900 & 5000 Hopyard Road

APN: 941 130105700, 941 130105800, 941 130105900, 941 130106001

General Plan Designation:
Business Park

Current Zoning Designation:
Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O)



Lot Size (or portion of property proposed for development): 14.66 acres, 11.00 acres would be developed for housing.

Estimated Potential Number of Housing Units: Between 330 units (30 DUA) and 440 units (40 DUA)

Background and Description:

The area consists of four parcels, two on the north side of Clorox Way and two on the south side of Clorox Way. Three of the parcels are each developed with a four-story office building, and one has a two-story parking structure; all four sites have surface parking.

Key Considerations and Feasibility for Site Development:

The Signature Center sites consist of two four-story office buildings built in 1985 and 1986 and a separate parking structures. The property owners have proposed converting the two existing parking structures to housing, on an approximately 11-acre portion of the site. The property owner has developed building plans showing up to 278 units in a six-story building (approximately 25 du/ac.), although have indicated their willingness to provide more density.

All future projects would be required to ensure there is adequate parking for all existing office uses in addition to any new residential units.

The site is located on a major arterial and within ½ mile of the East Dublin/Pleasanton BART station and I-580 freeway access. In addition, the site is located near a high concentration of office and employment uses in the area.

Area 7 – Hacienda Terrace

Location: 4309 Hacienda Drive

APN: 941 276100403

General Plan Designation:
Mixed Use/Business Park

Current Zoning Designation:
Planned Unit Development –
Industrial/Commercial-Office
(PUD-I/C-O)

Lot Size (or portion of property proposed for development):
16.35 acres, 2.00 acres would be developed for housing.



Estimated Potential Number of Housing Units: Between 60 units (30 DUA) and 80 units (40 DUA)

Background and Description:

The site is currently developed with three five-story office buildings with surface parking.

Key Considerations and Feasibility for Site Development:

The Hacienda Terrace site consists of three five-story office buildings built in 1985. The property owners have indicated they are interested in evaluating the future development of their property and have identified approximately two acres at the corner of Hacienda Drive and Gibraltar Drive as available and suitable for high-density residential development, which would be integrated into the existing office buildings as a mixed-use development. Preliminary analysis indicates that the site currently maintains excess office parking so the parking that is removed to accommodate future residential development may not need to be replaced, although this would be verified with a project proposal. The site is located within Hacienda with a high concentration of office employment and tall, large buildings in the area. A residential neighborhood consisting of three developments (Siena at Hacienda, Valencia at Hacienda, and Avila at Hacienda) is located to the east across Gibraltar Drive and consists of detached small-lot single-family and townhome residential uses.

Area 8 – Muslim Community Center (MCC)

Location: 5724 W Las Positas Blvd.

APN: 941 276201301

General Plan Designation: Mixed Use/Business Park

Current Zoning Designation: Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O)

Lot Size (or portion of property proposed for development): 4.86 acres



Estimated Potential Number of Housing Units: Between 75 units (15 DUA) and 125 units (25 DUA)

Background and Description:

The site is currently developed with a single-story office building that is occupied by the Muslim Community Center (MCC) and preschool. The site is developed with a large playground and surface parking. The property is adjacent to the Arroyo Mocho Canal (located to the south) and the Tassajara Creek (located to the east).

Key Considerations and Feasibility for Site Development:

The MCC site consists of a large one-story office building built in 1984. The property owners have indicated that they are interested in rezoning their properties to allow for future residential development. The site is located within Hacienda with a high concentration of office employment and tall, large buildings in the area. A project with density of 12.5 DUA was approved and constructed on the nearby site to the west at 5850 West Las Positas, and the adjacent property is zoned for housing at a similar density.

Area 9 – Metro 580

Location: 4515
Rosewood Drive

APN: 941 277900900

**General Plan
Designation:** Mixed
Use/Business Park

**Current Zoning
Designation:** Planned
Unit Development –
Industrial/Commercial-
Office (PUD-I/C-O)

**Lot Size (or portion
of property proposed
for development):** 15.51 acres, 5.00 acres would be developed for housing.

Estimated Potential Number of Housing Units: Between 225 units (45 DUA), 300 units (60 DUA), and 375 units (75 DUA)

Background and Description:

The larger property is currently developed with three commercial buildings; one building has an anchor tenant, one building consists of smaller tenant spaces, and a third building contains multiple smaller inline spaces. The center is served by a large, shared parking lot.

Key Considerations and Feasibility for Site Development:

The Metro 580 shopping center consists of three commercial buildings constructed in 1986, on a 15.5-acre property. The Kohls department store has been a long-standing anchor tenant. The adjacent building which was designed to accommodate secondary anchor tenants has been vacant for a number of years and has experienced high turn turnover of tenants over time. Currently, one space in this building is occupied and the other space is vacant. The property owners have indicated they are interested in evaluating the future development of the northern portion of their property that currently maintains the secondary anchor building and have identified approximately five acres as available and suitable for high-density residential development to be integrated into the center as a mixed-use development. The site is served by two major arterials and lies within ½ mile of freeway on-ramps and is within Hacienda with a high concentration of office employment and tall, large buildings in the area. The East Dublin/Pleasanton BART station is located approximately 0.8 miles from the site.



Area 11 – Old Santa Rita Area

Location: 3534-3956 Old Santa Rita Road

APN: 941 283000100, 941 283000200, 941 283000300, 941 283000400, 941 283000500, 941 283000600, 941 283000700, 941 283000800, 941 283001100, 941 283001200, 941 283001300, 941 283001400, 941 283001500, 941 283001600, 941 283001700, 941 283001800, 941 283001900, 941 283002000, 941 283002100, 941 283002200, 941 283002300, 941 283002400, 941 283002500, 941 283002600, 941 283002700, 941 283002800, 946 110000203, 946 110000300, 946 110000400, 946 110000500, 946 110000600, 946 110000800, 946 110000900, 946 110001000, 946 110001100, 946 110001200, 946 110001402, 946 110001701, 946 110002900, 946 110003000, 946 110003103, 946 320000205



General Plan Designation: Retail/Highway/Service Commercial Business and Professional Offices

Current Zoning Designation: Service Commercial District (C-S), Planned Unit Development – Commercial-Office (PUD-C-O), Planned Unit Development – Office (PUD-O), Planned Unit Development – Service Commercial (PUD-C-S), Planned Unit Development – Commercial (PUD-C), Planned Unit Development – Central Commercial (PUD-C-C)

Area Size: 22.16 acres

Estimated Potential Number of Housing Units:
Between 656 units (30 DUA) and 1,296 units (60 DUA)

Background and Description:

This area comprises multiple parcels that are currently developed with a variety of uses including: various light industrial uses such as vehicle service and repair shops, mini-storage facilities, contractors' yards, vehicle inventory storage for a nearby car dealership, as well as auto salvage, dismantling, and recycling facilities, and assorted light commercial uses such as a restaurant and car stereo shop. There is one property along Old Santa Rita Road that is currently developed with residential units (rental apartments); these units are legal non-conforming.

Key Considerations and Feasibility for Site Development:

There are over 20 parcels with several under common ownership. Most parcels have a single owner, although one property includes commercial condominiums under separate ownerships. Along Old Santa Rita Road, nine of the parcels are considered vacant or highly underutilized (e.g., very low intensity outdoor uses, with small outbuildings). The majority of the buildings along Old Santa Rita Road were constructed in the 1970's and early 1980's. Many of the buildings are considerably outdated without any major improvements done in recent years. The site is also located within ½ of freeway on-ramps and the 10R Rapid Bus line along Santa Rita Road. Although this area comprises commercial uses, there are a number of residential developments in the vicinity, and a nearby site (the California Center) has been entitled for high-density residential development.

Area 12 – Pimlico Area (North Side)

Location: 4003-4011 Pimlico Drive

APN: 946 110103102, 946 110103502, 946 11013604

General Plan Designation: Retail/Highway/Service Commercial Business and Professional Offices

Current Zoning

Designation: Planned Unit Development – Commercial (PUD-C) and Freeway Interchange Commercial District (C-F)



Area Size: 3.06 acres

Estimated Potential Number of Housing Units: Between 64 units (30 DUA) and 85 units (40 DUA)

Background and Description:

This area consists of three sites that are currently developed with a variety of uses including a used auto dealership, a carwash, and rental car agency. The subject sites include large areas dedicated to surface parking with limited small-scale buildings and other improvements.

Key Considerations and Feasibility for Site Development:

All of the properties within this area are underutilized, with low intensity commercial uses and large areas of surface parking; most buildings are outdated without any major improvements in recent years. The area is a ¼ mile from the I-580 freeway on-ramp and abuts the eastbound freeway on-ramp that parallels I-580. Adjacent uses include multifamily residential uses to the east and a childcare center (KinderCare) and a small commercial shopping center are located to the west. A fast-food restaurant, McDonalds, is located to the west and I-580 is located to the north of the subject sites.

Area 14 – St. Elizabeth Seton

Location: Vacant, adjacent to 4001 Stoneridge Drive

APN: 946 455001704

General Plan Designation: Medium Density Residential

Current Zoning Designation: Agriculture (A) District

Lot Size (or portion of property proposed for development): 2.94 acres



Estimated Potential Number of Housing Units: Between 34 units (12 DUA) and 51 units (18 DUA)

Background and Description:

This subject area is a vacant parcel, owned by the Archdiocese of Oakland, located adjacent to the existing St. Elizabeth Seton Church.

Key Considerations and Feasibility for Site Development:

The subject site is currently vacant and located near the intersection of two major arterial streets, Stoneridge Drive and Santa Rita Road. The site currently has a General Plan Designation of Medium Density Residential which would allow for a density between 2-8 DUA, although this is not consistent with the Zoning, Agriculture, which would allow for one dwelling per five acres. Thus a change to the zoning designation would be required to bring it into alignment with the land use designation identified in the General Plan. The site is generally flat and is unimproved. Nielson Park is located to the east, medium density residential uses are located to the south, St. Elizabeth Seton Church is located to the west, and the iMT Apartments are located across Stoneridge Drive to the north. The property owner has expressed interest in housing development on this site.

Area 15 - Rheem Drive Area: Southwest Side

Location: 2110, 2118, 2126, 2134, 2142, 2150, 2158, 2166, 2174, 2178, 2186, and 2182 Rheem Drive

APN: 946 455000700, 946 455000800, 946 455001001, 946 455001100, 946 455001200, 946 455001300, 946 455001400, 946 455002700, 946 455002800, 946 455002900, 946 455003000, 946 455003100



General Plan Designation:
General and Limited Industrial

Current Zoning Designation: Planned Unit Development–Industrial (PUD-I)

Area Size: 9.80 acres

Estimated Potential Number of Housing Units:
Between 78 units (8 DUA) and 137 units (14 DUA)

Background and Description:

This area is made up of 11 parcels developed with one-story light industrial/service commercial buildings and surface parking. The sites back up to the Iron Horse Trail and front on Rheem Drive, directly across from attached single family units and townhomes.

Key Considerations and Feasibility for Site Development:

The buildings within this area were constructed in the early 1980's and are developed with light industrial and warehouse buildings. Many of the buildings are considerably outdated, without any major improvements in recent years. The site is proximate to Santa Rita Road and the 10R rapid bus line.

Area 16 – Tri-Valley Inn

Location: 2025 Santa Rita Road

APN: 946 329500104

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Freeway Interchange Commercial
District (C-F)

**Lot Size (or portion of property
proposed for development):** 2.30
acres



Estimated Potential Number of Housing Units:
Between 37 units (15 DUA) and 62 units (25 DUA)

Background and Description:

The site is currently developed with a 34-unit motel and surface parking. A restaurant is also located on the site and has frontage on Santa Rita Road.

Key Considerations and Feasibility for Site Development:

The Tri-Valley Inn was constructed in 1954. Staff has received inquiries from the property owner interested in converting the property to a residential use and being considered as part of the Housing Element update. The site is located along a major arterial; adjacent uses include Mission Plaza across Lockhart Lane to the south, single-family residential uses to the north, west, and across Santa Rita Road to the east. A small proportion of the subject site is adjacent to 154-unit multi-family residential development that consists of apartment units and townhomes. The 10R Rapid bus line runs along Santa Rita Road.

Area 18 - Valley Plaza

Location: 1801, 1803, 1807, 1809, 1811 Santa Rita Road & 4295, 4285, 4303, 4305 Valley Avenue

APN: 946 329500202, 946 329500600, 946 329500700, 946 329500900, 946 329501000, 946 329501100, 946 329501200, 946 329501300,

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Planned Unit Development –
Commercial (PUD-C)



Lot Size (or portion of property proposed for development): 7.81 acres, 5.5 acres would be developed for housing

Estimated Potential Number of Housing Units:
Between 166 units (30 DUA) and 220 units (40 DUA)

Background and Description:

Valley Plaza shopping center is developed across eight parcels with six property owners. The shopping center includes five multi-tenant commercial buildings, two fast-food drive-thru restaurants and one restaurant in a standalone building. All parking within the center is surface parking.

Key Considerations and Feasibility for Site Development:

Valley Plaza was constructed in the 1970's and consists of eight commercial and office buildings. During the Housing Element process, staff received statements of interest from two of the six property owners, who together control ownership of approximately 80 percent of the center's acreage across four of the eight parcels. The property owners have indicated that they are interested in rezoning their properties to allow for future residential development. Staff is recommending a mixed-use project to retain neighborhood-serving retail uses within the center. Although the redevelopment area comprises over seven acres, to accommodate replacement commercial uses, only 5.5 acres are identified as the housing site.

A service station is located to the southeast of the site. Other adjacent uses include apartments and townhomes to the west, a two-story office building to the north (and Mission Plaza further north), and medium-density residential uses consisting of townhome and single-family development across Santa Rita Road to the east.

Area 19 – Black Avenue

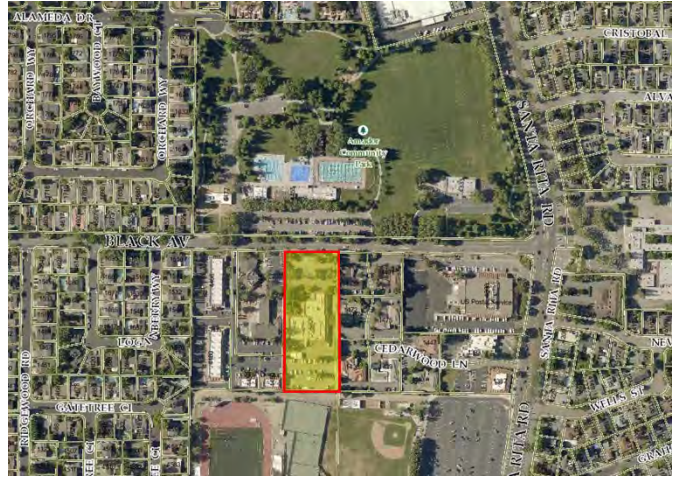
Location: 4400 Black Avenue

APN: 946 338000600

General Plan Designation: Public and Institutional

Current Zoning Designation: Public and Institutional District (P)

Lot Size (or portion of property proposed for development): 2.62 acres



Estimated Potential Number of Housing Units:
Between 39 units (15 DUA) and 65 units (25 DUA)

Background and Description:

The site is currently developed with a vacant office building with a significant amount of surface parking, formerly occupied by AT&T.

Key Considerations and Feasibility for Site Development:

The building was constructed in 1973. The building is currently unoccupied, and the property owner has stated interest in converting the property to a residential use and being considered as part of the Housing Element update process. Adjacent uses include education uses to the west and south (Quarry Lane School and Amador Valley High School, respectively), Amador Valley Community Park and Dolores Bengtson Aquatic Center across Black Avenue to the north, and single-story office buildings that have medical uses as tenants to the east.

Area 20 - Boulder Court

Location: 3400 & 3500 Boulder Street

APN: 946 125101300, 946 12510000

General Plan Designation: General and Limited Industrial

Current Zoning Designation: General Industrial District (I-G-40)

Lot Size (or portion of property proposed for development): 9.45 acres



Estimated Potential Number of Housing Units:

Between 284 units (30 DUA) and 378 units (40 DUA)

Background and Description:

The two sites are currently occupied by a construction equipment contractor and a concrete mix supplier. On-site buildings and structures are very limited, and each property is considered underutilized.

Key Considerations and Feasibility for Site Development:

The sites are considered underutilized with very low intensity uses and minimal site improvements. Adjacent uses include Oldcastle Infrastructure, a manufacturer/supplier of pre-cast concrete products, across Boulder Street to the north, light industrial uses to the west, a self-storage facility to the south and to the east. The site lies within a much wider area of service commercial and light industrial uses. Stanley Boulevard and the railroad tracks lie to the south of the area.

Area 21 - Kiewit

Location: 3300 Busch Road

APN: 946 125100704, 946 125100809, 946 125103300

General Plan

Designation: General and Limited Industrial

Current Zoning

Designation: General Industrial District (I-G-40)



Lot Size (or portion of property proposed for development): 51.62 acres

Estimated Potential Number of Housing Units:

150 units at 30 DUA, and between 320 units (8 DUA) and 560 units (14 DUA)

Background and Description:

The subject site is considered vacant and underutilized with only small outbuildings currently on-site. It is currently occupied by a construction equipment storage company, operating under a short-term lease.

Key Considerations and Feasibility for Site Development:

The subject site has long been discussed for potential residential development, including consideration as part of the 4th Cycle Housing Element update and in the Draft East Pleasanton Specific Plan (not adopted), although no decision to allow residential uses on these specific sites has been made. There is interest in developing the site with an affordable high density residential development up to 150 units on approximately five acres of the site with the remainder of the site developed with a mix of between 300-375 single-family detached and attached units as well as a dedicated park/open space area.

The site is located within the City limits and Urban Growth Boundary.

Area 22 – Merritt Property

Location: 4131 & 4141 Foothill Road

APN: 941 095000301, 941 095000303,
941 095000311, 941 095000312

General Plan Designation: Low
Density Residential

Current Zoning Designation:
Unincorporated Alameda County

**Lot Size (or portion of property
proposed for development):** 46.30
acres



Estimated Potential Number of Housing Units:
90 units (2 DUA)

Background and Description:

The subject property is an unincorporated parcel located west of Foothill Boulevard.

Key Considerations and Feasibility for Site Development:

Over the past 20 years, the owners of these properties have showed continued interest in annexing the property into Pleasanton and developing it as a residential development. Staff has recently received a preliminary application to construct a 111-unit age-qualified community, consisting of 89 single-family detached homes (including one existing home), 22 affordable courtyard detached and duet homes for seniors. Although the property is currently unincorporated, it has Pleasanton General Plan land use designation of Low Density Residential which allows for a maximum density of 2 dwelling units per acre (91 units total based on the property size). Adjacent and nearby uses are residential; Foothill High School is located farther to the north. The property is in unincorporated Alameda County and is currently not located within City boundaries, therefore annexation would be required. Consistent with state law the City would be required to negotiate transfer of a portion of County RHNA to the City, following annexation.

Area 23 – Sunol Boulevard Properties

Location: 5505, 5675 Sunol Boulevard

APN: 947 000400105, 947 000400107, 947 000400214, 947 000400304, 947 000400400

General Plan Designation:
General and Limited Industrial

Current Zoning Designation:
Industrial Park District (I-P)



Lot Size (or portion of property proposed for development): 24.48 acres

Estimated Potential Number of Housing Units:
Between 718 units (30 DUA) and 956 units (40 DUA)

Background and Description:

This area is composed of five parcels owned by four owners. Uses include a hardware store and lumber yard, a public storage facility and a warehouse distribution center. All of the parcels include large areas of surface parking.

Key Considerations and Feasibility for Site Development:

The sites are considered underutilized with very low intensity uses and very little site improvements in relationship to the lot sizes. In addition, the sites are located within ½ mile of freeway on ramps. Adjacent uses include the ThermoFisher Scientific campus to the south, residential uses to the west and north, and St. Augustine Cemetery and light-industrial buildings and office buildings across Sunol Boulevard to the east. Staff has received affirmative interest from two of the four property owners in redeveloping their properties for housing.

Area 24 - Sonoma Drive Area

Location: 5674-5791 Sonoma Drive and 5600 Sunol Blvd

APN: 948 000900100, 948 000900200, 948 000900300, 948 000900401, 948 000900600, 948 000900900, 948 000901000, 948 000901100, 948 000901200, 948 000901300, 948 000901600, 948 000901700

General Plan Designation: General and Limited Industrial

Current Zoning Designation: Industrial Park District (I-P)



Lot Size (or portion of property proposed for development): 6.51 acres

Estimated Potential Number of Housing Units:
Between 98 units (15 DUA) and 163 units (25 DUA)

Background and Description:

This subject area is currently developed with a number of single-story small-scale light industrial buildings. There are total of 12 parcels, two of which are vacant. This area serves as an entry that leads into a residential neighborhood to the east of Sunol Boulevard.

Key Considerations and Feasibility for Site Development:

There is a total of 12 properties however a number of adjacent properties are under common ownership including the two vacant parcels northeast of the intersection of Sunol Boulevard and Sonoma Drive.

With the exception of one building built in 1999, the remainder of the buildings were built in the mid 1980's. Many of the buildings are considerably outdated without any major improvements done in recent years. The sites are also located within ½ mile of freeway on ramps. Adjacent uses include St. Augustine's Cemetery to the south, residential uses to the north and east, and a hardware store and lumber yard, a public storage facility and a warehouse distribution center across Sunol Boulevard to the west.

Area 25 – PUSD District

Location: 4750 First Street

APN: 094 000100103

General Plan Designation: Public Institutional

Current Zoning Designation: Public and Institutional District (P)

Lot Size (or portion of property proposed for development): 10.68 acres



Estimated Potential Number of Housing Units:
Between 81 units (8 DUA) and 163 units (16 DUA)

Background and Description:

The subject property is the current location of the Pleasanton Unified School District offices, Village High School, Horizons Early Education Center, District Maintenance yard, and STEAM preschool.

Key Considerations and Feasibility for Site Development:

Many of the site's buildings were constructed in the 1970's and are considered outdated. Based on the PUSD's growing needs, it is seeking opportunities to relocate its existing facilities from this site to another location, and making the site available for residential development, although the school district would need to identify and obtain a new location for all current operations on the site prior to any future development. The District is actively pursuing acquisition of space elsewhere in Pleasanton to accommodate several of the uses located on this site.

The site does not include the adjacent ballfield and park along Bernal Avenue (Pleasanton Upper Playfields) which would remain a City facility. The PUSD property lies outside of the boundaries of the Downtown Specific Plan. Bernal Avenue and First Street, both major arterials, border the site. Nearby uses include a commercial building and parking lot immediately opposite the site, single family residential uses across Abbie Street to the north, and the playfields to the east. The nearby downtown area offers transit and convenient shopping and services with a short walking distance.

Area 26 – St. Augustine

Location: 3949 Bernal Avenue

APN: 946 255001401

General Plan Designation: Public and Institutional

Current Zoning Designation:
Agriculture District (A)

Lot Size (or portion of property proposed for development): 6.40 acres



Estimated Potential Number of Housing Units:
Between 8 units (2 DUA) and 29 units (7 DUA)

Background and Description:

This subject area is a vacant portion of property adjacent to the existing St. Augustine Catholic Church.

Key Considerations and Feasibility for Site Development:

The subject site is currently a vacant portion of the St. Augustine Church parcel. The site is generally flat and unimproved. Surrounding uses are all medium density residential. The property owner has indicated affirmative interest in developing this site for housing.

Area 27 – PUSD Vineyard

Location: Vineyard Avenue, between Thiessen Street and Manoir Lane

APN: 946 461900100

General Plan Designation: Public and Institutional

Current Zoning Designation: Planned Unit Development – Elementary School (PUD – Elementary School)

Lot Size (or portion of property proposed for development): 10.64-acre lot with 5 acres proposed to be used for housing

Estimated Potential Number of Housing Units:
Between 15 units (3 DUA) and 25 units (5 DUA)

Background and Description:

The subject property is currently vacant and is zoned PUD-Elementary School. It is part of the Vineyard Avenue Corridor Specific Plan, and is surrounded by rural density, large single-family residential homes.

Key Considerations and Feasibility for Site Development:

The subject site was dedicated to the Pleasanton Unified School District as part of the development of the Vineyard Avenue Specific Plan, as a prospective location for a future school site. Based on the location, PUSD has determined that the location would not be suitable for a new school and has indicated an interest in identifying the site for future residential development. The site is currently part of the Vineyard Avenue Specific Plan and would require a Specific Plan Amendment to allow for residential development.



Area 29 - Oracle

Location: 5805 Owens Drive

APN: 941 277800305

General Plan Designation:
Mixed Use/Business Park

Current Zoning Designation:
Planned Unit Development –
Industrial/Commercial-Office
(PUD-I/C-O)

**Lot Size (or portion of property
proposed for development):**

20.61 acres, with 3 acres
proposed to be used for housing



Estimated Potential Number of Housing Units: Between 135 units (45 DUA), 210 units (60 DUA), and 262 units (75 DUA)

Background and Description:

The site is currently developed with two five-story office buildings and a four-level parking structure on the eastern portion of the property with an approximately 3-acre portion of the site along the western side of the property vacant.

Key Considerations and Feasibility for Site Development:

The Oracle site consists of with two five-story office buildings and a four-level parking structure built in 2009. The property owners have indicated they are interested in evaluating the future development of their property and have identified a vacant approximately 3.0 acres portion of the property along the western side directly adjacent to the BART parking lot (another high-density site) as available and suitable for high-density residential development. The site is located within Hacienda with a high concentration of office employment and tall, large buildings in the area. The site is directly adjacent to the BART and the 580-freeway.

B.3.3 Housing Sites Map

The following maps show the inventory of sites by income category. Sites that were also included in the 5th Cycle Housing Element are identified with a bold border.

Figure B-1: 6th Cycle Housing Element Site Inventory Map by Income Category (Northern Portion of Pleasanton)

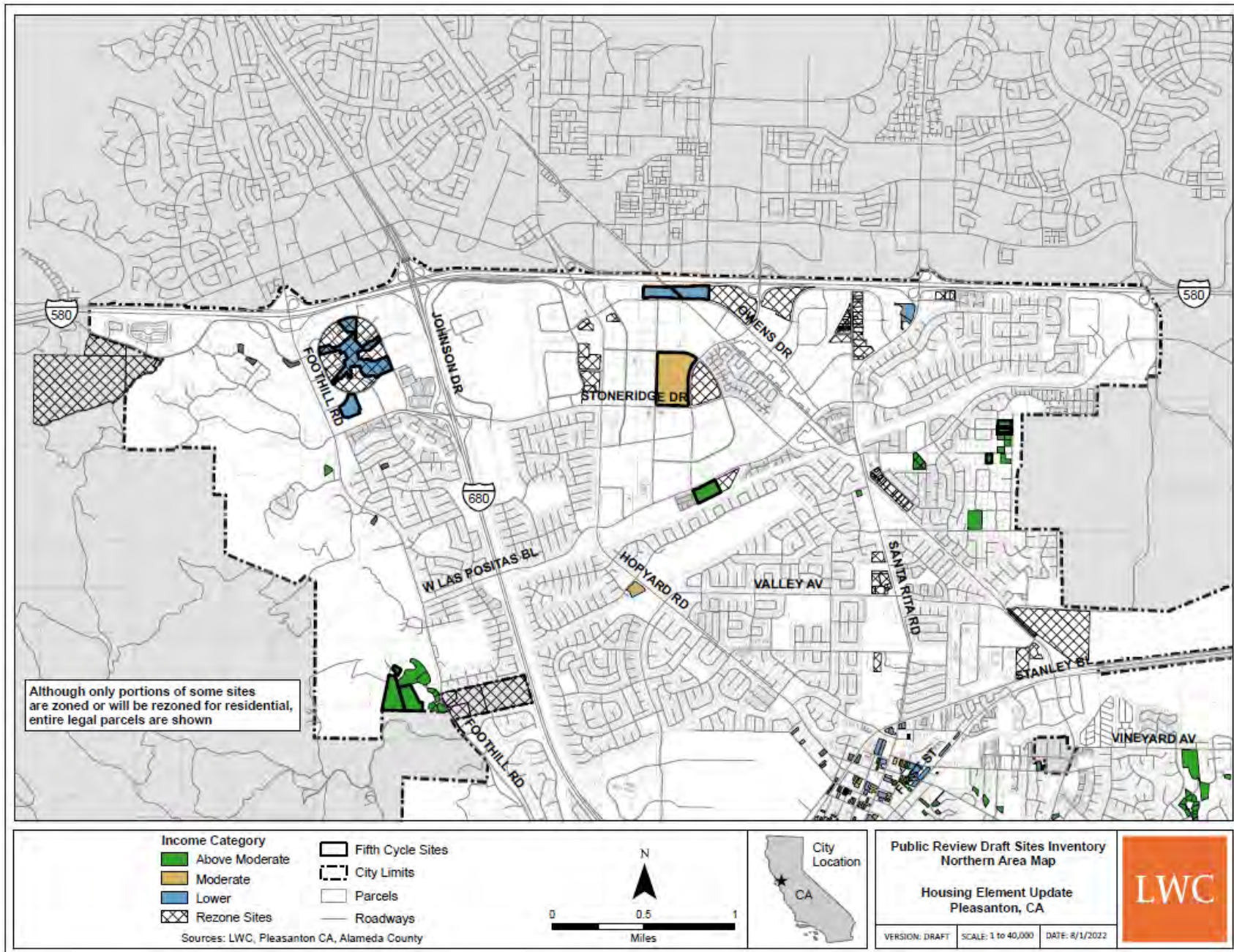


Figure B-2: 6th Cycle Housing Element Site Inventory Map by Income Category (Central Portion of Pleasanton)

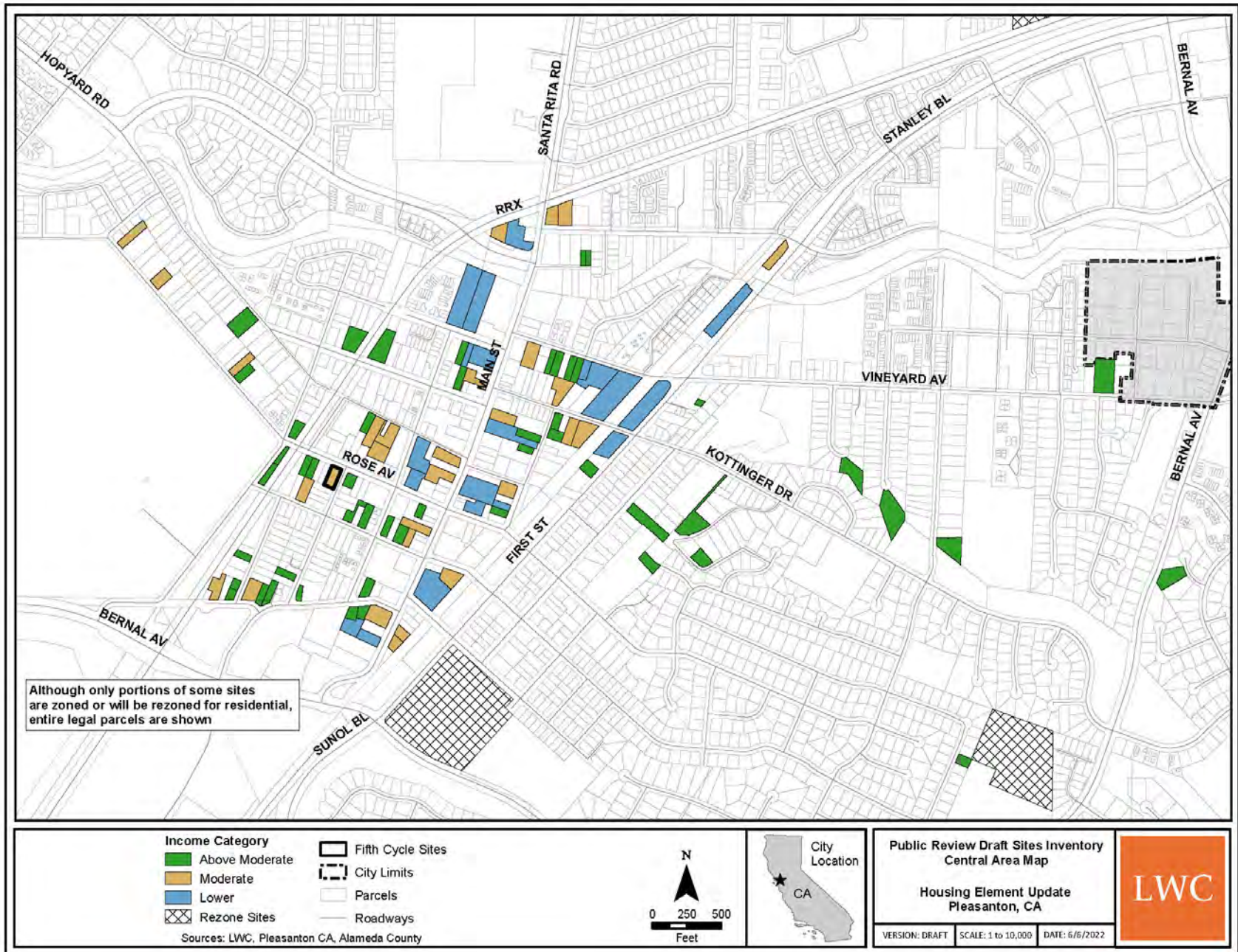


Figure B-3: 6th Cycle Housing Element Site Inventory Map by Income Category (Southwest Portion of Pleasanton)

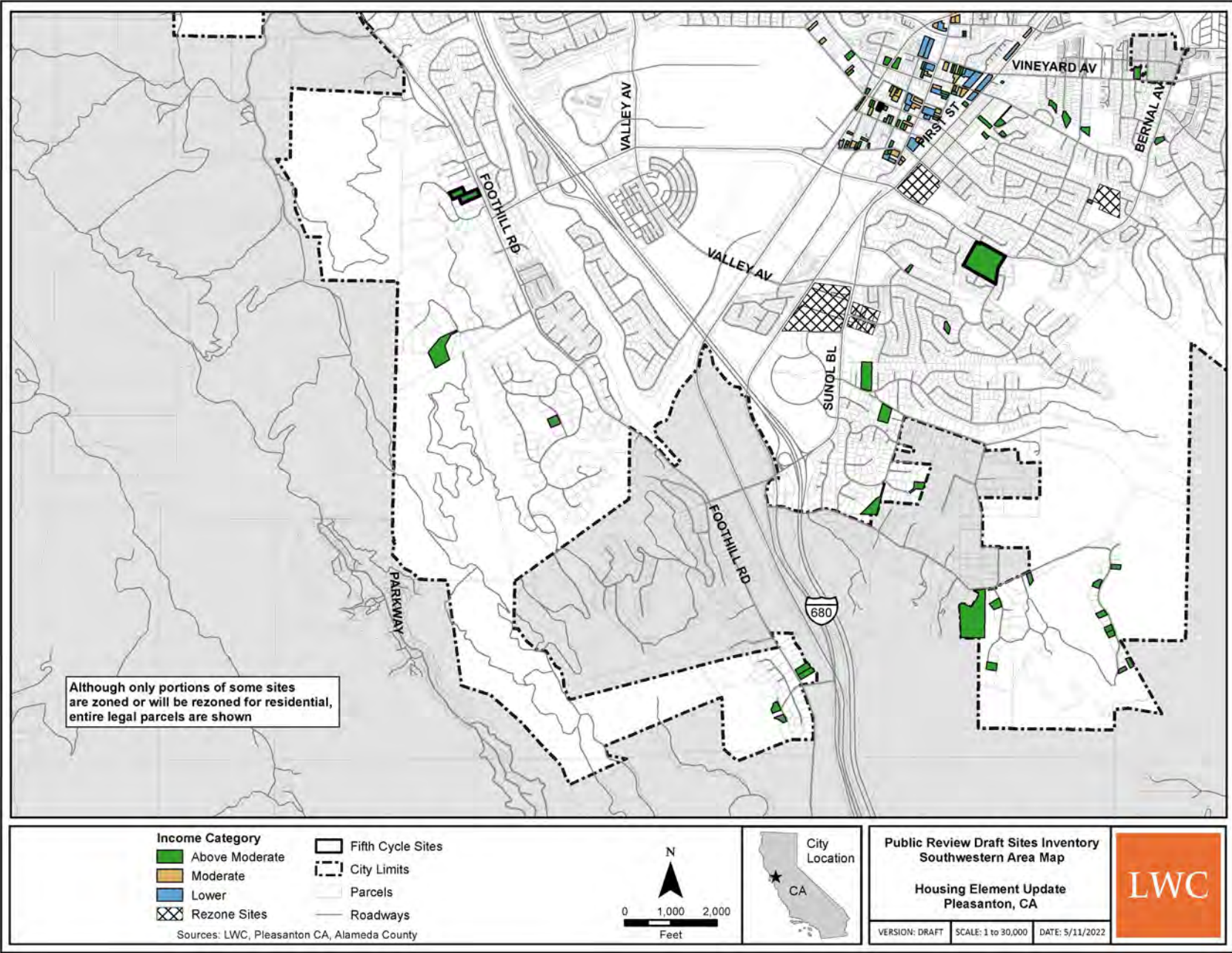
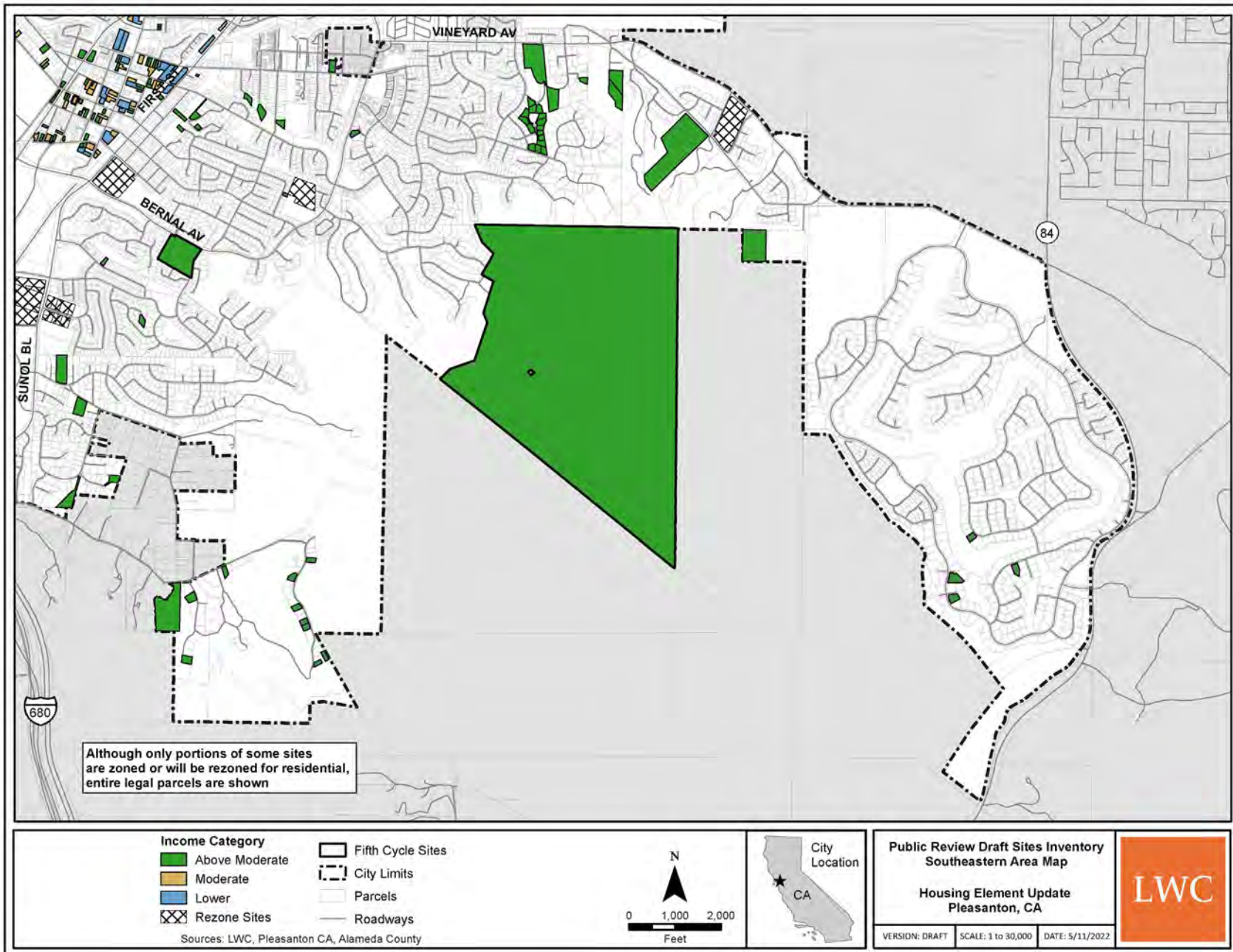


Figure B-4: 6th Cycle Housing Element Site Inventory Map by Income Category (Southeast Portion of Pleasanton)



B.3.4 Housing Sites Tables

Table B-12 lists the parcels in the City’s housing sites inventory with unit capacity by income category, excluding parcels identified for rezoning.

Table B-13 lists all of the rezone parcels with unit capacity by income category.

Table B-12: Housing Sites (Under Existing Zoning)

APN	Zoning	General Plan ¹	Parcel Size	Site (size)	Vacant/Existing Use	Year Built	Unit Dev. Potential ²	FAR Dev. Potential ²	5th Cycle Site ³	Income Category	Units (max)	Units (realistic, net)	Lower	Moderate	Above Moderate
094 010400300	C-C	Commercial	0.13 A	(1.3 acres)	Vacant	0				Lower	6	3	3		
094 010400803	C-C	Commercial	0.28 A	(1.3 acres)	Commercial building, surface parking	1956	4.1	11.9		Lower	12	2	2		
094 010401200	C-C	Commercial	0.87 A	(1.3 acres)	Commercial building, surface parking	0				Lower	38	15	15		
094 012202300	C-C	Commercial	0.16 B	(0.73 acres)	Parking lot	0				Lower	7	3	3		
094 012200103	C-C	Commercial	0.57 B	(0.73 acres)	Bank, surface parking	0	24.6			Lower	25	9	9		
094 011004900	C-C	Commercial	0.19 C	(0.93 acres)	Commercial buildings, surface parking lot	1900	8.4	10.3		Lower	8	2	2		
094 011005000	C-C	Commercial	0.74 C	(0.93 acres)	Commercial building, surface parking	0	32.3	7.9		Lower	32	12	12		
094 015700104	C-C	Commercial	0.28 D	(0.63 acres)	Commercial building, surface parking	0	3.1	9.9		Lower	12	1	1		
094 015700112	C-C	Commercial	0.35 D	(0.63 acres)	Commercial buildings/offices, surface parking lot	0	3.8	3.3		Lower	15	2	2		
094 015100805	C-C	Commercial	0.32 E	(0.97 acres)	Commercial building w. interior parking	0	7.0	1.9		Lower	14	4	4		
094 015100806	MU-T	MixedUse	0.64 E	(0.97 acres)	Offices, surface parking	0	4.7	1.6		Lower	28	5	5		
094 010600404	C-C	Commercial	0.55		Auto dealership, surface parking	1952	11.9	6.5		Lower	24	7	7		
946 337001900	C-C	Commercial	0.63		Commercial building, surface parking	1979	6.8	13.6		Lower	27	7	7		
094 010701004	C-C	Commercial	0.70		Vacant	0				Lower	30	18	18		
094 011005101	C-C	Commercial	0.79		Funeral home, surface parking	0				Lower	34	14	14		
946 110004400	C-C	Commercial	0.99		Vacant	0				Lower	43	26	26		
094 010200804	C-C	Commercial	1.05		Commercial buildings, surface parking	1979	9.1	10.1		Lower	46	13	13		
094 011400700	C-C	Commercial	1.05		Restaurant	0	45.9	73.3		Lower	46	5	5		
094 011001411	C-C	Commercial	1.11		Commercial building, surface parking	0	5.4	11.2		Lower	48	10	10		
094 011400800	C-C	Commercial	1.24		Single-family residences (2 units), surface parking	1887	27.0	17.1		Lower	54	5	5		
094 011004503	C-C	Commercial	1.52		Vacant	0				Lower	66	40	40		
946 110004300	C-C	Commercial	3.62		Commercial building, surface parking	0	157.8	10.2		Lower	158	62	62		
941 120109403	C-R(m)/PUD-MU	Commercial/MixedUse	28.63	Only 10 acres zoned for residential	Stoneridge Shopping Center surface parking lots	1981			YES	Lower	400	400	88		312
941 120105203	PUD-MU	Commercial	6.06		Parking lot	0			YES	Lower	182	182	182		
941 277101500	PUD-MU	MixedUseBusinessPark	6.93		BART surface parking lot	0			YES	Lower	208	259	259		
941 277800200	PUD-MU	MixedUseBusinessPark	7.97		BART surface parking lot	0			YES	Lower	239	296	296		

Table B-12: Housing Sites (Under Existing Zoning)

APN	Zoning	General Plan ¹	Parcel Size	Site (size)	Vacant/Existing Use	Year Built	Unit Dev. Potential ²	FAR Dev. Potential ²	5th Cycle Site ³	Income Category	Units (max)	Units (realistic, net)	Lower	Moderate	Above Moderate
094 015200800	C-C	Commercial	0.16		Commercial parking lot	0				Moderate	7	3			3
094 015701100	C-C	Commercial	0.17		Commercial/Restaurant/Bar	1930	7.2	1.9		Moderate	7	2			2
094 015701000	C-C	Commercial	0.17		Vacant	0				Moderate	8	5			5
094 019900107	C-C	Commercial	0.26		Vacant	0				Moderate	11	7			7
946 337001300	C-C	Commercial	0.27		Offices, surface parking	0	11.6	4.0		Moderate	12	4			4
094 012200300	C-C	Commercial	0.28		Commercial buildings, surface parking	0	12.3	4.0		Moderate	12	4			4
094 010400100	C-C	Commercial	0.29		Commercial/industrial property	1916	6.3	12.9		Moderate	13	3			3
946 168000500	C-C	Commercial	0.31		Vacant	0				Moderate	13	8			8
094 015200401	C-C	Commercial	0.31		Restaurant, surface parking	1977	13.4	10.2		Moderate	13	4			4
094 010600306	C-C	Commercial	0.34		Local Market and surface parking	0	7.3	10.0		Moderate	15	4			4
094 010701700	C-C	Commercial	0.34		Commercial building, surface parking	1951	14.7	4.1		Moderate	15	5			5
094 015100102	C-C	Commercial	0.35		Bank, surface parking	1971	15.3	10.8		Moderate	15	5			5
094 010200101	C-C	Commercial	0.35		Restaurant/Bar and surface parking	1968	15.3	14.7		Moderate	15	5			5
946 168901500	C-C	Commercial	0.39		Vacant	0				Moderate	17	10			10
094 015100300	C-C	Commercial	0.41		Commercial buildings, surface parking lot	1910	3.6	8.1		Moderate	18	2			2
094 011003300	C-C	Commercial	0.42		Multi-family housing (4 units) and surface parking	1955	4.6	12.4		Moderate	18	3			3
094 011001907	C-C	Commercial	0.44		Single-family residence	1915	19.3	57.3		Moderate	19	7			7
094 010600308	C-C	Commercial	0.47		Offices, surface parking lot	0	20.6	14.9		Moderate	21	7			7
094 015700119	C-C	Commercial	0.48		Bank, surface parking	0	20.8	17.1		Moderate	21	7			7
094 015400405	MU-T	MixedUse	0.31		Single-family residence	1900	13.6	21.7		Moderate	14	4			4
094 015501200	MU-T	MixedUse	0.36		Single-family residence	1900	15.6	21.4		Moderate	16	5			5
941 276100300	PUD-MU	MixedUseBusinessPark	33.37		Industrial complex, surface parking	2008	1001.2		YES	Moderate	372	372			372
094 015300100	RM-15	HighDensity	0.26		Vacant	0			YES	Moderate	8	4			4
094 012703401	RM-15	HighDensity	0.27		Single-Family Residence	1922	7.8	4.0		Moderate	8	3			3
094 012704017	RM-15	HighDensity	0.28		Single-Family Residence w. pool	1949	8.0	5.9		Moderate	8	3			3
094 015300500	RM-15	HighDensity	0.31		Single-family residence	1895	8.9	3.6		Moderate	9	4			4
094 012705504	RM-15	HighDensity	0.34		Single-family residence	1955	9.8	3.2		Moderate	10	4			4
094 015101200	RM-15	HighDensity	0.37		Single-family residence	1910	10.6	5.5		Moderate	11	4			4
094 015102500	RM-15	HighDensity	0.39		Single-family homes	1910	11.4	6.4		Moderate	11	5			5
094 015102604	RM-15	HighDensity	0.41		Single-family residence	1900	11.9	3.4		Moderate	12	5			5
941 090706200	RM-15	HighDensity	2.98		Church, preschool, surface parking	1978	86.7	3.5		Moderate	87	44			44

Table B-12: Housing Sites (Under Existing Zoning)

APN	Zoning	General Plan ¹	Parcel Size	Site (size)	Vacant/Existing Use	Year Built	Unit Dev. Potential ²	FAR Dev. Potential ²	5th Cycle Site ³	Income Category	Units (max)	Units (realistic, net)	Lower	Moderate	Above Moderate
946 455001704	A	MediumDensity	2.94		Vacant	0				Above Moderate	1	1			1
946 169100700	C-C	Commercial	0.10		Vacant	0				Above Moderate	4	3			3
946 169100800	C-C	Commercial	0.10		Single-Family Residence	1923	4.2			Above Moderate	4	1			1
094 010702002	C-C	Commercial	0.13		Offices	1935	5.8	5.5		Above Moderate	6	1			1
094 015202700	C-C	Commercial	0.13		Restaurant, surface parking	1968	5.9	6.4		Above Moderate	6	1			1
094 015700115	C-C	Commercial	0.16		Single-Family Residence	1951	6.8	21.0		Above Moderate	7	2			2
094 010400400	C-C	Commercial	0.16		Restaurant/Bar	1900	6.8	7.5		Above Moderate	7	2			2
094 015700117	C-C	Commercial	0.16		Single-Family Residence	1950	7.0	18.9		Above Moderate	7	2			2
094 010600102	C-C	Commercial	0.17		Single-Family Residence	1904	7.3	17.2		Above Moderate	7	2			2
094 011003600	C-C	Commercial	0.17		Single-Family Residence	1900	3.7	8.0		Above Moderate	7	1			1
094 010601002	C-C	Commercial	0.18		Single-Family Residence	1930	4.0	14.2		Above Moderate	8	1			1
094 012200600	C-C	Commercial	0.20		Office, surface parking	1930	4.4	8.6		Above Moderate	9	1			1
094 012202200	C-C	Commercial	0.20		Single-family residence	1940	8.8	28.6		Above Moderate	9	3			3
094 011004000	C-C	Commercial	0.21		Office, surface parking	2003	9.2	4.7		Above Moderate	9	1			1
094 011003900	C-C	Commercial	0.21		Single-Family Residence, surface parking	1940	9.2	24.0		Above Moderate	9	3			3
094 010600602	C-C	Commercial	0.22		Commercial building, surface parking	1900	9.4	29.7		Above Moderate	9	3			3
094 010701006	C-C	Commercial	0.23		Single-Family Residence	1903	3.3	6.2		Above Moderate	10	1			1
094 015200900	C-C	Commercial	0.23		Multi-family residence (3 units), surface parking	1900	3.4	4.4		Above Moderate	10	1			1
094 011003700	C-C	Commercial	0.24		Single-Family Residence	1910	10.5	30.5		Above Moderate	10	3			3
941 171001001	C-C	Commercial	1.18		Vacant	0				Above Moderate	51	1			1
094 015502203	MU-T	MixedUse	0.04		Vacant	0				Above Moderate	2	1			1
094 015502202	MU-T	MixedUse	0.04		Vacant	0				Above Moderate	2	1			1
094 015601508	MU-T	MixedUse	0.10		Office, surface parking	1915	4.3	6.6		Above Moderate	4	1			1
094 015400301	MU-T	MixedUse	0.10		Single-Family Residence	1948	4.5	6.9		Above Moderate	5	1			1
094 015400302	MU-T	MixedUse	0.12		Single-Family Residence	1948	5.0	5.5		Above Moderate	5	1			1
094 015501101	MU-T	MixedUse	0.14		Single-Family Residence	1895	6.3	8.5		Above Moderate	6	2			2
094 015501102	MU-T	MixedUse	0.18		Single-family homes	1956	7.8	2.5		Above Moderate	8	2			2

Table B-12: Housing Sites (Under Existing Zoning)

APN	Zoning	General Plan ¹	Parcel Size	Site (size)	Vacant/Existing Use	Year Built	Unit Dev. Potential ²	FAR Dev. Potential ²	5th Cycle Site ³	Income Category	Units (max)	Units (realistic, net)	Lower	Moderate	Above Moderate
094 015201102	MU-T	MixedUse	0.18		Single-Family Residence	1931	7.8	5.4		Above Moderate	8	2			2
094 015601002	MU-T	MixedUse	0.21		Single-Family Residence	1950	9.2	9.5		Above Moderate	9	3			3
949 000200800	PUD-A	LowDensity	1.84		Single-Family Residence	0				Above Moderate	1	1			1
950 002701800	PUD-A/OS/LDR	LowDensity	0.55		Vacant	0				Above Moderate	1	1			1
950 002802100	PUD-A/OS/LDR	LowDensity	0.79		Vacant	0				Above Moderate	1	1			1
950 002902500	PUD-A/OS/LDR	LowDensity	0.75		Vacant	0				Above Moderate	1	1			1
950 002802500	PUD-A/OS/LDR	LowDensity	1.27		Vacant	0				Above Moderate	1	1			1
941 210000900	PUD-A/RDR	RuralDensity	10.78		Vacant	0			YES	Above Moderate	1	1			1
946 460600400	PUD-HR/OS	PublicHealthandSafety	2.42		Vacant	0				Above Moderate	1	1			1
946 460600300	PUD-HR/OS	LowDensity	2.42		Single-Family Residence	0				Above Moderate	2	1			1
949 001703400	PUD-LDR	LowDensity	0.48		Vacant	0				Above Moderate	1	1			1
948 001700603	PUD-LDR	LowDensity	3.15		Single-Family Residence w. pool	1946				Above Moderate	6	5			5
946 114604600	PUD-LDR	LowDensity	1.67		Single-Family Residence w. pool	1977			YES	Above Moderate	2	1			1
946 114604700	PUD-LDR	LowDensity	1.66		Single-Family Residence w. pool	1987			YES	Above Moderate	2	1			1
946 457400400	PUD-LDR	LowDensity	1.01		Single-Family Residence	1961			YES	Above Moderate	1	1			1
946 460301700	PUD-LDR	LowDensity	0.52		Vacant	0				Above Moderate	1	1			1
946 460301500	PUD-LDR	LowDensity	0.37		Vacant	0				Above Moderate	1	1			1
946 460302000	PUD-LDR	LowDensity	0.57		Vacant	0				Above Moderate	1	1			1
946 460300900	PUD-LDR	LowDensity	0.49		Vacant	0				Above Moderate	1	1			1
946 460300800	PUD-LDR	LowDensity	0.48		Vacant	0				Above Moderate	1	1			1
946 460302100	PUD-LDR	LowDensity	0.53		Vacant	0				Above Moderate	1	1			1
946 460301400	PUD-LDR	LowDensity	0.34		Vacant	0				Above Moderate	1	1			1
946 460301600	PUD-LDR	LowDensity	0.60		Vacant	0				Above Moderate	1	1			1
946 460301300	PUD-LDR	LowDensity	0.36		Vacant	0				Above Moderate	1	1			1

Table B-12: Housing Sites (Under Existing Zoning)

APN	Zoning	General Plan ¹	Parcel Size	Site (size)	Vacant/Existing Use	Year Built	Unit Dev. Potential ²	FAR Dev. Potential ²	5th Cycle Site ³	Income Category	Units (max)	Units (realistic, net)	Lower	Moderate	Above Moderate
946 460301200	PUD-LDR	LowDensity	0.59		Vacant	0				Above Moderate	1	1			1
946 460300700	PUD-LDR	LowDensity	0.49		Vacant	0				Above Moderate	1	1			1
946 460301900	PUD-LDR	LowDensity	0.65		Vacant	0				Above Moderate	1	1			1
941 198001901	PUD-LDR	LowDensity	0.57		Vacant	0				Above Moderate	1	1			1
946 405007600	PUD-LDR	LowDensity	1.07		Vacant	0				Above Moderate	1	1			1
949 001703702	PUD-LDR	LowDensity	0.56		Vacant	0				Above Moderate	1	1			1
949 001704600	PUD-LDR	LowDensity	0.46		Vacant	0				Above Moderate	1	1			1
949 001704200	PUD-LDR	LowDensity	0.56		Vacant	0				Above Moderate	1	1			1
949 001705100	PUD-LDR	LowDensity	0.37		Vacant	0				Above Moderate	1	1			1
946 114604200	PUD-LDR	LowDensity	0.76		Vacant	0				Above Moderate	1	1			1
946 114605200	PUD-LDR	LowDensity	0.87		Vacant	0				Above Moderate	1	1			1
946 114605100	PUD-LDR	LowDensity	0.87		Vacant	0				Above Moderate	1	1			1
946 114605400	PUD-LDR	LowDensity	0.86		Vacant	0				Above Moderate	1	1			1
946 460001800	PUD-LDR	LowDensity	0.46		Vacant	0				Above Moderate	1	1			1
946 444001700	PUD-LDR	LowDensity	0.92		Vacant	0				Above Moderate	1	1			1
949 001704500	PUD-LDR	LowDensity	0.46		Vacant	0				Above Moderate	1	1			1
949 001704900	PUD-LDR	LowDensity	0.41		Vacant	0				Above Moderate	1	1			1
946 444001800	PUD-LDR	LowDensity	0.92		Single-Family Residence	2020				Above Moderate	1	1			1
949 001702200	PUD-LDR	LowDensity	0.53		Single-Family Residence	2018				Above Moderate	1	1			1
946 457400200	PUD-LDR	LowDensity	1.30		Vacant	0				Above Moderate	1	2			2
946 457401102	PUD-LDR	LowDensity	4.97		Single-family residence	1982				Above Moderate	35	5			5
941 282001000	PUD-LDR/C/PHS/WO	LowDensity	0.79		Vacant	0				Above Moderate	1	1			1
941 282000900	PUD-LDR/C/PHS/WO	LowDensity	0.82		Vacant	0				Above Moderate	1	1			1
946 460003000	PUD-LDR/OS	LowDensity	2.53		Board and care home on large otherwise undeveloped lot	1987				Above Moderate	3	3			3
946 461401900	PUD-LDR/OS	LowDensity	7.17		Nursery	1973				Above Moderate	9	9			9
946 461401500	PUD-LDR/OS	LowDensity	0.53		Vacant	0				Above Moderate	1	1			1

Table B-12: Housing Sites (Under Existing Zoning)

APN	Zoning	General Plan ¹	Parcel Size	Site (size)	Vacant/Existing Use	Year Built	Unit Dev. Potential ²	FAR Dev. Potential ²	5th Cycle Site ³	Income Category	Units (max)	Units (realistic, net)	Lower	Moderate	Above Moderate
946 461401700	PUD-LDR/OS	LowDensity	0.48		Vacant	0				Above Moderate	1	1			1
946 461401600	PUD-LDR/OS	LowDensity	0.57		Vacant	0				Above Moderate	1	1			1
941 210100300	PUD-LDR/RDR/OS	RuralDensity	0.69		Vacant	0				Above Moderate	1	1			1
941 210100200	PUD-LDR/RDR/OS	RuralDensity	0.52		Vacant	0				Above Moderate	1	1			1
941 210100100	PUD-LDR/RDR/OS	RuralDensity	1.05		Vacant	0				Above Moderate	1	1			1
941 210100700	PUD-LDR/RDR/OS	RuralDensity	0.56		Vacant	0				Above Moderate	1	1			1
941 210100600	PUD-LDR/RDR/OS	RuralDensity	0.44		Vacant	0				Above Moderate	1	1			1
941 210100500	PUD-LDR/RDR/OS	RuralDensity	0.55		Vacant	0				Above Moderate	1	1			1
941 210001100	PUD-LDR/RDR/OS	RuralDensity	2.24		Vacant	0				Above Moderate	1	1			1
941 210001200	PUD-LDR/RDR/OS	RuralDensity	7.30		Vacant	0				Above Moderate	1	1			1
948 000400603	PUD-MDR	MediumDensity	10.25		Single-family residence	1954			YES	Above Moderate	80	30			30
941 276201101	PUD-MU	MixedUseBusinessPark	6.61		Office buildings, surface parking	1985			YES	Above Moderate	83	83			83
950 000500500	PUD-OS	PublicHealthandSafety	7.95		Single-Family Residence, rural	0				Above Moderate	1	1			1
946 135001507	PUD-OS	PublicHealthandSafety	20.00		Single-Family Residence w. pool	1980				Above Moderate	4	3			3
946 458505000	PUD-RDR/LDR	LowDensity	0.56		Vacant	0				Above Moderate	1	1			1
946 458505200	PUD-RDR/LDR	LowDensity	0.73		Vacant	0				Above Moderate	1	1			1
941 210000500	PUD-RDR/LDR/OS	RuralDensity	7.83		Vacant	0			YES	Above Moderate	6	1			1
950 000400208	PUD-RDR/OS	LowDensity/ParksRecreation	560.34		Vacant	0			YES	Above Moderate	10	10			10
941 180201500	PUD-RURAL/LDR/A	LowDensity	1.08		Vacant	0				Above Moderate	1	1			1
949 001900200	PUD-SRDR	LowDensity1Dwelling/2Acres	10.23		Single-family residence	1960				Above Moderate	5	5			5
949 001901400	PUD-SRDR	LowDensity1Dwelling/2Acres	0.85		Vacant	0				Above Moderate	1	1			1
949 001901600	PUD-SRDR	LowDensity1Dwelling/2Acres	0.86		Vacant	0				Above Moderate	1	1			1
946 170400801	R-1-10	MediumDensity	0.82		Single-Family Residence	1950	3.6			Above Moderate	4	2			2
949 000500500	R-1-20	LowDensity	0.87		Vacant	0				Above Moderate	2	1			1
949 000402100	R-1-20	LowDensity	2.09		Vacant	0				Above Moderate	5	2			2
946 393000402	R-1-40	LowDensity	1.11		Vacant	0			YES	Above Moderate	1	1			1

Table B-12: Housing Sites (Under Existing Zoning)

APN	Zoning	General Plan ¹	Parcel Size	Site (size)	Vacant/Existing Use	Year Built	Unit Dev. Potential ²	FAR Dev. Potential ²	5th Cycle Site ³	Income Category	Units (max)	Units (realistic, net)	Lower	Moderate	Above Moderate
946 393000501	R-1-40	LowDensity	1.61		Single-Family Residence	1957	1.8	7.3	YES	Above Moderate	2	1			1
946 394700200	R-1-40	Agriculture	4.66		Single-Family Residence	1973	5.1	13.9		Above Moderate	5	1			1
946 255000600	R-1-65	MediumDensity	0.16		Driveway for church property	0				Above Moderate	1	1			1
094 002100100	R-1-65	MediumDensity	0.26		Vacant	0				Above Moderate	2	1			1
094 012000600	R-1-65	MediumDensity	0.49		Single-Family Residence	1923	3.3	3.3		Above Moderate	3	1			1
094 006601201	R-1-65	MediumDensity	0.49		Single-Family Residence	1959	3.3	7.1		Above Moderate	3	1			1
946 254901000	R-1-65	MediumDensity	0.51		Single-Family Residence w. pool	1972	3.4	3.9		Above Moderate	3	2			2
946 254405908	R-1-65	MediumDensity	0.53		Single-Family Residence	1973	3.6	3.5		Above Moderate	4	2			2
946 332501800	R-1-65	MediumDensity	0.54		Single-Family Residence	1961	3.6	4.3		Above Moderate	4	2			2
948 001107800	R-1-65	MediumDensity	0.55		Single-Family Residence	1971	3.7	5.0		Above Moderate	4	2			2
094 012702101	R-1-65	MediumDensity	0.56		Single-Family Residence w. pool	1951	3.7	3.0		Above Moderate	4	2			2
094 001900700	R-1-65	MediumDensity	0.57		Single-Family Residence	1905	3.8	13.6		Above Moderate	4	2			2
941 105104800	R-1-65	MediumDensity	0.61		Single-Family Residence	1950	4.1	3.5		Above Moderate	4	2			2
094 001903200	R-1-65	MediumDensity	0.69		Single-Family Residence	1959	4.6	10.0		Above Moderate	5	2			2
094 006604200	R-1-65	MediumDensity	0.87		Single-Family Residence	1966	5.8	8.3		Above Moderate	6	3			3
094 015300701	RM-15	HighDensity	0.11		Single-Family Residence	1944	3.2	3.7		Above Moderate	3	1			1
094 015400200	RM-15	HighDensity	0.14		Single-Family Residence	1895	4.1	4.4		Above Moderate	4	1			1
094 015202002	RM-15	HighDensity	0.17		Single-Family Residence	1940	5.0	3.5		Above Moderate	5	2			2
094 015300900	RM-15	HighDensity	0.17		Single-Family Residence	1951	5.0	3.5		Above Moderate	5	2			2
094 015500800	RM-15	HighDensity	0.17		Single-Family Residence	1895	5.0	3.7		Above Moderate	5	2			2
094 015300800	RM-15	HighDensity	0.17		Single-Family Residence	1910	5.0	3.3		Above Moderate	5	2			2
094 015300702	RM-15	HighDensity	0.18		Vacant	0				Above Moderate	5	3			3
094 015201600	RM-15	HighDensity	0.19		Single-Family Residence	1910	5.6	3.5		Above Moderate	6	2			2
094 015102400	RM-15	HighDensity	0.20		Single-Family Residence	1931	5.7	4.3		Above Moderate	6	2			2
094 015101900	RM-15	HighDensity	0.20		Single-Family Residence	1922	5.9	5.3		Above Moderate	6	2			2
094 012703300	RM-15	HighDensity	0.23		Single-Family Residence	1912	6.6	6.9		Above Moderate	7	2			2
094 015201400	RM-15	HighDensity	0.25		Single-Family Residence w. pool	1923	7.2	4.4		Above Moderate	7	3			3
094 009502400	RM-25	HighDensity	0.06		Vacant	0				Above Moderate	1	1			1
948 000700800	RM-25	HighDensity	0.30		Single-family residence	1967	5.3	4.2		Above Moderate	5	4			4
094 001903800	RM-4	MediumDensity	0.25		Vacant	0				Above Moderate	3	3			3
094 012203101	RM-40	HighDensity	0.58		Single-Family Residence w. pool	0				Above Moderate	4	3			3
											Total	2,283	1,090	552	641

¹ The parcels with Public Health and Safety General Plan designation allow residential through the PUD zoning.

² Blanks indicate that the parcel data showed no existing floor area or existing units.

³ Vacant parcels identified in the 5th Cycle Housing Element are assumed to have also been included in the 4th Cycle Housing Element.

Source: City of Pleasanton, Alameda County Assessor, LWC

Table B-13: Rezone Sites

APN	Parcel Size (acres) ¹	Area #	Area Name	Vacant/Existing Use	Owner Interest	Income	APN Units (Min)	APN Units (Max) ²	APN Units (Realistic Capacity) ³	Lower	Moderate	Above Moderate
941 25000200	0.73	1	Lester	Vacant	Yes	Above Moderate	0	0	0			0
941 25000300	12.61	1	Lester	Vacant	Yes	Above Moderate	3	3	3			3
941 27000200	12.39	1	Lester	Vacant	Yes	Above Moderate	3	3	3			3
941 26000206	98.85	1	Lester	Vacant	Yes	Above Moderate	25	25	25			25
941 120102800	9.68	2	Stoneridge Shopping Center	Parking Lot	Yes	Lower	136	218	136	136		
941 120102900	9.77	2	Stoneridge Shopping Center	Parking Lot	Yes	Lower	137	220	137	137		
941 120103006	11.91	2	Stoneridge Shopping Center	Parking Lot	Yes	Above Moderate	168	268	168			168
941 120109200	8.36	2	Stoneridge Shopping Center	Parking Lot	Yes	Lower	118	188	118	118		
941 120109403	28.63 (only 10 acres will be zoned for lower income)	2	Stoneridge Shopping Center	Parking Lot	Yes	Lower	253	405	253	141		112
941 120109500	6.22	2	Stoneridge Shopping Center	Parking Lot	Yes	Lower	88	140	88	88		
941 130101303	1.14	4	Owens (Motel 6 and Tommy Ts	Commercial Uses (Hotel and Restaurant) and Parking	Unknown	Lower	35	46	35	35		
941 130104701	1.16	4	Owens (Motel 6 and Tommy Ts	Commercial Uses (Hotel and Restaurant) and Parking	Unknown	Lower	36	48	36	36		
941 277103300	1.39	5	Laborer Council	Office Building and Parking	Yes	Lower	41	54	41	41		
941 130105700	1.36	6	Signature Center	Office Buildings and Parking Structure	Yes	Lower	31	41	31	31		
941 130105800	5.16	6	Signature Center	Office Buildings and Parking Structure	Yes	Lower	116	155	116	116		
941 130105900	5.37	6	Signature Center	Office Buildings and Parking Structure	Yes	Lower	121	161	121	121		
941 130106001	2.77	6	Signature Center	Office Buildings and Parking Structure	Yes	Lower	62	83	62	62		
941 276100403	16.35 (only 2 acres will be zoned for lower income)	7	Hacienda Terrace	Office Building	Yes	Lower	60	80	60	60		
941 276201301	4.86	8	Muslim Community Center	Office Building	Yes	Moderate	75	125	100		100	
941 277900900	15.51 (only 5 acres will be zoned for lower income)	9	Metro 580	Commercial/Retail (Kohl's, Party City) and Parking	Yes	Lower	225	375	225	225		

Table B-13: Rezone Sites

APN	Parcel Size (acres) ¹	Area #	Area Name	Vacant/Existing Use	Owner Interest	Income	APN Units (Min)	APN Units (Max) ²	APN Units (Realistic Capacity) ³	Lower	Moderate	Above Moderate
941 283000100	0.01	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	0	0	0			0
941 283001300	0.03	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	2	1			1
941 283001700	0.03	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	2	1			1
941 283001900	0.04	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	2	1			1
941 283002000	0.03	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	2	1			1
941 283002100	0.03	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	2	1			1
941 283002300	0.03	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	2	1			1
941 283002400	0.03	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	2	1			1
941 283002500	0.05	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	3	1			1
941 283002600	0.02	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	1	1			1
941 283002700	0.02	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	1	1	1			1
941 283001100	0.05	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	2	3	2			2
941 283001200	0.07	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	2	4	2			2
941 283001800	0.06	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	2	3	2			2
941 283002200	0.07	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	2	4	2			2
941 283001400	0.10	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	3	6	3			3
946 110001000	0.10	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	3	6	3			3
941 283001500	0.14	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	4	8	4			4
941 283001600	0.13	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	4	8	4			4
941 283000300	0.18	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	5	10	5			5
941 283000700	0.17	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	5	10	5			5
941 283000200	0.20	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	6	12	6			6
941 283000500	0.25	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	7	15	7			7
941 283000400	0.43	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	13	25	13			13
941 283000600	0.29	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Moderate	9	17	9		9	
941 283000800	0.51	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	15	30	15	15		
941 283002800	1.11	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	33	65	33			33
941 283002900	0.45	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	14	27	13			13
946 110000203	0.82	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	25	48	24	24		
946 110000300	0.51	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	15	30	15	15		
946 110000400	0.61	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	18	36	18	18		
946 110000500	0.97	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	29	58	29	29		
946 110000600	1.01	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	30	60	30	30		
946 110000800	0.57	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	17	34	17	17		

Table B-13: Rezone Sites

APN	Parcel Size (acres) ¹	Area #	Area Name	Vacant/Existing Use	Owner Interest	Income	APN Units (Min)	APN Units (Max) ²	APN Units (Realistic Capacity) ³	Lower	Moderate	Above Moderate
946 110000900	0.90	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	27	53	27	27		
946 110001100	1.35	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	40	80	40	40		
946 110001200	1.62	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	49	96	48	48		
946 110001402	0.65	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	19	38	19	19		
946 110001701	3.53	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	106	209	104	104		
946 110002900	1.06	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	32	63	31	31		
946 110003000	0.28	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Above Moderate	8	17	8			8
946 110003103	0.98	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	29	58	29	29		
946 320000205	2.66	11	Old Santa Rita Area	Commercial and Light Industrial	Unknown	Lower	80	157	79	79		
946 110103102	0.90	12	Pimlico Area (North side)	Commercial (Car Wash, Car Rental)	Unknown	Lower	19	25	19	19		
946 110103502	1.41	12	Pimlico Area (North side)	Commercial (Car Wash, Car Rental)	Unknown	Lower	29	39	29	29		
946 110103604	0.76	12	Pimlico Area (North side)	Commercial (Car Wash, Car Rental)	Unknown	Lower	16	21	16	16		
946 455001704	2.94	14	St. Elizabeth Seton	Vacant	Yes	Above Moderate	34	51	43			43
946 455002700	0.20	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	2	3	2			2
946 455002800	0.21	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	2	3	2			2
946 455002900	0.22	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	2	3	2			2
946 455003000	0.20	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	2	3	2			2
946 455000800	0.86	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	7	12	9			9
946 455001100	0.86	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	7	12	9			9
946 455001200	0.86	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	7	12	9			9
946 455000700	0.86	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	7	12	10			10
946 455001300	0.98	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	8	14	11			11
946 455001400	0.98	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	8	14	11			11
946 455003100	1.59	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	13	22	18			18
946 455001001	1.96	15	Rheem Drive Area (Southwest side)	Light Industrial/Commercial	Unknown	Above Moderate	16	27	22			22

Table B-13: Rezone Sites

APN	Parcel Size (acres) ¹	Area #	Area Name	Vacant/Existing Use	Owner Interest	Income	APN Units (Min)	APN Units (Max) ²	APN Units (Realistic Capacity) ³	Lower	Moderate	Above Moderate
946 329500104	2.30	16	Tri Valley Inn	Motel and Surface Parking	Yes	Above Moderate	37	62	50			50
946 329501200	0.18	18	Valley Plaza	Restaurant and Parking	Yes	Above Moderate	4	5	4			4
946 329500202	0.87	18	Valley Plaza	Multi-tenant Commercial Center and Parking	Yes	Lower	18	24	18	18		
946 329500600	0.50	18	Valley Plaza	Multi-tenant Commercial Center and Parking	Yes	Moderate	11	14	11		11	
946 329500700	1.37	18	Valley Plaza	Multi-tenant Commercial Center, Restaurants and Parking	Yes	Lower	29	39	29	29		
946 329500900	2.07	18	Valley Plaza	Multi-tenant Commercial Center and Parking	Yes	Lower	44	58	44	44		
946 329501000	2.04	18	Valley Plaza	Multi-tenant Commercial Center and Parking	Yes	Lower	43	57	43	43		
946 329501100	0.37	18	Valley Plaza	Standalone Fast-Food Restaurant and Parking	Yes	Above Moderate	8	10	8			8
946 329501300	0.41	18	Valley Plaza	Standalone Fast-Food Restaurant and Parking	Yes	Above Moderate	9	11	9			9
946 338000600	2.62	19	Black Avenue	Office Building and Parking	Yes	Above Moderate	39	65	52			52
946 125101000	7.00	20	Boulder Court	Construction Contractor and Concrete Mix Supplier	Unknown	Lower	210	280	210	210		
946 125101300	2.46	20	Boulder Court	Construction Contractor and Concrete Mix Supplier	Unknown	Lower	74	98	74	74		
946 125100704	49.07 (only 5 acres will be zoned for lower income)	21	Kiewit	Vacant. (Short-Term Lease for Outdoor Storage Yard)	Yes	Lower	447	723	590	150		440
946 125100809	1.22	21	Kiewit	Vacant	Yes	Lower	11	18	0			
946 125103300	1.33	21	Kiewit	Vacant	Yes	Lower	12	19	0			
941 095000301	3.06	22	Merritt	Vacant	Yes	Above Moderate	6	6	6			6
941 095000303	5.30	22	Merritt	Vacant	Yes	Above Moderate	10	10	10			10
941 095000312	12.76	22	Merritt	Vacant	Yes	Above Moderate	25	25	25			25
941 095000311	25.18	22	Merritt	Vacant	Yes	Above Moderate	49	49	49			49

Table B-13: Rezone Sites

APN	Parcel Size (acres) ¹	Area #	Area Name	Vacant/Existing Use	Owner Interest	Income	APN Units (Min)	APN Units (Max) ²	APN Units (Realistic Capacity) ³	Lower	Moderate	Above Moderate
947 000400105	0.77	23	Sunol Blvd	Hardware Store/Lumber Yard, Public Storage, and Warehouse/Distribution	Yes, Unknown	Lower	23	30	23	23		
947 000400107	3.13	23	Sunol Blvd	Hardware Store/Lumber Yard, Public Storage, and Warehouse/Distribution	Yes, Unknown	Lower	92	122	92	92		
947 000400214	0.81	23	Sunol Blvd	Hardware Store/Lumber Yard, Public Storage, and Warehouse/Distribution	Yes, Unknown	Lower	24	32	24	24		
947 000400304	11.39	23	Sunol Blvd	Hardware Store/Lumber Yard, Public Storage, and Warehouse/Distribution	Yes, Unknown	Moderate	334	445	334		334	
947 000400400	8.38	23	Sunol Blvd	Hardware Store/Lumber Yard, Public Storage, and Warehouse/Distribution	Yes, Unknown	Lower	245	327	245	245		
948 000900100	0.70	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	11	18	14			14
948 000900200	0.58	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	9	14	12			12
948 000900300	0.57	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	9	14	12			12
948 000900401	1.15	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	17	29	23			23
948 000900600	0.54	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	8	14	11			11
948 000900900	0.48	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	7	12	10			10
948 000901000	0.48	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	7	12	10			10
948 000901100	0.48	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	7	12	10			10
948 000901200	0.48	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	7	12	10			10
948 000901300	0.45	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	7	11	9			9
948 000901600	0.30	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	5	8	6			6
948 000901700	0.29	24	Sonoma Drive Area	Underutilized/vacant. Low-Intensity Commercial Uses and Parking	Unknown	Above Moderate	4	7	6			6
094 000100103	10.68	25	PUSD-District	PUSD Administrative Office, Preschool, and Maintenance Yard. PUSD seeking to re-locate Facilities	Yes	Above Moderate	81	163	122			122
946 255001401	6.40	26	St. Augustine	Vacant	Yes	Above Moderate	8	29	19			19
946 461900100	10.64	27	PUSD- Vineyard	Vacant	Yes	Above Moderate	15	25	20			20
941 277800305	20.61 (only 3 acres will be zoned for lower income)	29	Oracle	Vacant. Surplus Portion of Oracle Campus Site	Yes	Lower	135	225	135	135		
Total Capacity										3,023	454	1,530

¹ Only portions of some parcels are proposed for rezoning/available for development. See Section B.3.2 for more information.

² Maximum density for lower-income sites ranges from 40 to 80 units per acre.

³ While some parcels have no units projected, they are included because they may be considered part of a larger site.

Source: City of Pleasanton, Alameda County Assessor, LWC

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Appendix C: Housing Constraints

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Section C.1 Introduction and Summary

C.1.1 Introduction



This Appendix covers local governmental, non-governmental, and environmental and infrastructure constraints to housing production in Pleasanton.



C.1.2 Summary

City policies and regulations, such as the Zoning Ordinance, as well as market factors outside of the City’s control affect the quantity and type of residential development that occurs in Pleasanton. The following summarizes key governmental and nongovernmental constraints to housing development as detailed in this Appendix.

Governmental Constraints

- Pleasanton makes extensive use of Planned Unit Development (PUD) zoning to provide flexibility from conventional zoning standards and/or in conjunction with requested property re-zonings, including from non-residential to residential use. Although City Council approval is required, projects with higher overall densities, exceptions to standards that achieve a more desirable project, and a greater number of affordable units have been approved through the PUD process than would have been possible through conventional zoning standards. Objective design standards currently being prepared will apply to residential and mixed-use projects and result in a non-discretionary PUD process consistent with the Housing Accountability Act.
- Subjective design guidelines and findings for approval, while limited in their applicability to multi-family projects due to state law (SB 330), could still result in

uncertainty for developers and a longer permit review process. The City is currently preparing objective design standards for residential and mixed-use projects.

- Certain zoning provisions will need to be updated to comply with state law (e.g., allow Low Barrier Navigation Centers in mixed-use zones and nonresidential zones where multi-family is allowed (AB 101), allow qualifying supportive housing by-right where residential is allowed (AB 2162), increase density bonus up to 50 percent (AB 2345), etc.).

Nongovernmental Constraints

- Economic conditions in Pleasanton reflect a competitive housing market for both for-sale and rental housing.
- Pleasanton is generally built out, so future housing development will be constrained by existing development or require demolishing existing structures, improvements, and uses. The lack of available vacant land may constrain housing production due to the increased costs associated with redevelopment.

Section C.2 Governmental Constraints

C.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, state law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code §65583(c)(3)).

As with other cities, Pleasanton's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community. The City charges fees and has various procedures and regulations developers are required to follow. There are many locally imposed land use and building requirements that can affect the type, appearance, and cost of housing built in Pleasanton. These local requirements include zoning standards, development processing procedures, development fees, and subdivision design standards. Other building and design requirements imposed by Pleasanton follow state laws, the California Building Code, Subdivision Map Act, energy conservation requirements, etc. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

C.2.2 Land Use Controls

This section provides an overview of the City’s land use controls and their relation to the City’s housing supply.

General Plan Land Use Designations

The City adopted the Pleasanton General Plan 2005 – 2025 in 2009. The Land Use Element of the General Plan directs the location and form of future development in the city.

The General Plan includes five land use designations that allow residential development at a variety of densities (see Table C-1). The General Plan indicates density ranges for residential development so that zoning districts can be consistent with the General Plan and to enable developments of varying densities to be built under each residential land use designation. The mid-point of the General Plan density ranges is used to designate holding capacity so that the City can plan its infrastructure, facilities, and services to accommodate new development. This concept acknowledges that development will occur both under and over the mid-point, while in general averaging towards the mid-point at build-out.

Table C-1: City General Plan Residential Land Use Designations

General Plan Designation	Allowable Density Range	Average (Mid-Point) Density ¹
Rural-Density Residential	0-0.2 units/acre	0.2 units/acre
Low-Density Residential	0-2 units/acre	1.0 units/acre
Medium-Density Residential	2-8 units/acre	5.0 units/acre
High-Density Residential	8+ units/acre	15.0 units/acre
Mixed-Use	20+ units/acre ²	N/A ²

¹ The average or mid-point of the General Plan density ranges designates holding capacity so that the City can plan its infrastructure, facilities, and services to accommodate new development. Development is expected to occur both under and over the mid-point density, while averaging towards the mid-point at build-out.

² Density will be based on a planned unit development (PUD) or specific plan, but is subject to 150% maximum floor area ratio (FAR).

Source: City of Pleasanton General Plan

The Rural-, Low-, and Medium-Density designations are discrete density ranges, and the mid-point, in addition to being used for holding capacity, indicates a density above which project amenities are required to be provided to compensate for the added density of housing built. Land Use Element Policy 11 identifies the following examples of amenities to justify higher densities: provision of affordable housing and dedication and/or improvement of parkland, open space, or trails beyond City requirements.

While the General Plan does not establish density maximums for High-Density Residential and Mixed-Use designations, the maximum density for properties in these designations shall be determined on a case-by-case basis based on site characteristics, amenities, and affordable housing incorporated into the development (Land Use Element Policy 11). Furthermore, density maximums are established in zoning districts, described under Zoning Districts below.

Specific Plans

The City has a number of adopted specific plans, the majority of which were put in place to guide new development in largely undeveloped areas of the city such specific plans include the North Sycamore Specific Plan, Vineyard Avenue Corridor Specific Plan, Happy Valley Specific Plan, Bernal Specific Plan, Laguna Oaks Specific Plan, and Stoneridge Drive Specific Plan. In most cases the land uses envisioned under those specific plans are now largely built out. The Downtown Specific Plan was originally adopted in 1989 with comprehensive updates in 2002 and 2019, addressing development and redevelopment within Pleasanton's historic downtown and surrounding neighborhoods.

Zoning Districts

The Zoning Ordinance is Title 18 of the Pleasanton Municipal Code; Title 17 of the Pleasanton Municipal Code - Planning and Other Matters incorporates several chapters that also relate to land use and housing. The Zoning Ordinance and Zoning Map are available on the City's website consistent with Government Code §65940.1(a)(1)(B). This Section analyzes the Zoning Ordinance and the zoning districts which allow residential development, including the Mixed Use-Transitional (MU-T) and Mixed Use-Downtown (MU-D) zoning districts, which were established in 2019 according to the Downtown Specific Plan. Table C-2 lists the zoning districts that allow residential development with a description of each.

Table C-2: Zoning Districts that Allow Residential Development

Zoning District	Description
Agricultural (A)	Allows certain agricultural activities and ensures adequate light, air, and privacy for each dwelling unit.
One-Family Residential (R-1)	Allows one-family dwellings while preserving hillsides and protecting residential properties from hazards.
Multi-Family Residential (RM)	Allows a variety of types of dwellings while protecting residential properties from hazards.
Mixed Use-Transitional (MU-T)	Accommodates a range of lower-intensity commercial uses that are compatible with residential uses.
Mixed Use-Downtown (MU-D)	Supports a balanced mix of uses and is intended to foster a dynamic mixed use destination at the southern end of the downtown that complements and extends the vitality of the existing Central-Commercial District.
Central Commercial (C-C)	Maintains a compact and more intensive central business district with an attractive pedestrian shopping area.
<i>Source: City of Pleasanton Zoning Ordinance</i>	

Development Standards

Development standards can constrain new residential development if the standards make it economically unfeasible or physically impractical to develop a particular lot, or when it is difficult to find suitable parcels to accommodate development meeting the criteria for building form, massing, height, and density in a particular zoning district.

Through its Zoning Ordinance, the City enforces minimum site development standards for new residential uses. Table C-3 summarizes the basic standards for the City’s zoning districts that allow residential development.

Table C-3: Development Standards in Zones that Allow Residential Development

Zoning District		Site Area / Unit (s.f.)	Max. Units / Acre ¹	Min. Lot Dimensions			Min. Setbacks (ft.)			Group Usable OpenSpace / Unit (s.f.)	Floor Area Limit (Floor Area Ratio (FAR))	Max. Height of Main Structure (ft.)
				Area (s.f.)	Width (ft.)	Depth (ft.)	Front	One Side / Both Sides	Rear			
Agricultural	A	--	1/site	5 acres	300	--	30	30/100	50	--	--	30
One-Family Residential	R-1-40,000	40,000	1.09	40,000	150	150	30	5/50	30	--	0.25	30
	R-1-20,000	20,000	2.18	20,000	100	125	25	5/30	25	--	0.30	30
	R-1-10,000	10,000	4.36	10,000	80	100	23	5/20	20	--	0.40	30
	R-1-8,500	8,500	5.12	8,500	75	100	23	5/15	20	--	0.40	30
	R-1-7,500	7,500	5.81	7,500	70	100	23	5/14	20	--	0.40	30
	R-1-6,500	6,500	6.70	6,500	65	100	23	5/12	20	--	0.40	30
Multi-Family Residential	RM-4,000	4,000	10.89	8,000	70	100	20 ²	7/16 ²	30 ²	--	0.40	30
	RM-2,500	2,500	17.42	7,500	70	100	20 ²	8/20 ²	30 ²	400 ^{3,4}	0.50	30
	RM-2,000	2,000	21.78	10,000	80	100	20 ²	8/20 ²	30 ²	350 ^{3,4}	0.50	30

Zoning District	Site Area / Unit (s.f.)	Max. Units / Acre ¹	Min. Lot Dimensions			Min. Setbacks (ft.)			Group Usable OpenSpace / Unit (s.f.)	Floor Area Limit (Floor Area Ratio (FAR))	Max. Height of Main Structure (ft.)	
			Area (s.f.)	Width (ft.)	Depth (ft.)	Front	One Side / Both Sides	Rear				
	RM-1,500	1,500	29.04	10,500	80	100	20 ²	8/20 ²	30 ²	300 ^{3,4}	0.50	30
Mixed Use-Downtown	MU-D	1,000	43.56	--	--	--	--	--	--	150	3.0	46 / 3 stories
Mixed Use-Transitional	MU-T	1,000	43.56	10,000	80	100	20	10/20	10	150	1.25	36 / 2 stories
Central Commercial	C-C	1,000	43.56	--	--	--	--	--	--	150 ⁴	3.0	40 ⁵

¹ Densities described in the City's Zoning Ordinance as units per square foot have been converted to units per acre.

² For developments with 10 or fewer multi-family units on RM-zoned properties within the Core Area Overlay District, setback requirements are reduced to 15-foot front setback, 5-foot one side, 10 feet both sides, and 10-foot rear setback.

³ In the RM Zoning Districts, each dwelling unit shall have a minimum of 150 square feet of private usable open space at the ground level and 50 square feet of private usable open space above ground level.

⁴ For developments with 10 or fewer multi-family units on RM and C-C-zoned properties within the Core Area Overlay District, open space requirements are reduced to 75 square feet for units with no more than one bedroom and 50 square feet per bedroom for units with two or more bedrooms.

⁵ For properties in the C-C Zoning District and within the Downtown Specific Plan, building heights of up to three stories are allowed consistent with Downtown Specific Plan policies.

Source: City of Pleasanton Zoning Ordinance, City of Pleasanton Downtown Specific Plan

Parking Requirements

Required parking spaces for residential uses are shown in Table C-4, and reduced parking rates for RM and C-C-zoned properties within the Core Area Overlay District are shown in Table C-5.

Table C-4: Residential Parking Rates

Residential Use	Required Number of Spaces
Single Family Homes	Minimum 2 parking spaces with at least one space located in a garage or carport
Condominiums, Community Apartments, Separately Owned Townhouses	Minimum 2 parking spaces / unit with at least one space / unit located in a garage or carport
Apartment Houses	<ul style="list-style-type: none"> - 0-2-bedroom units: minimum 2 spaces / unit up to the 1st four units; 1.5 spaces / each additional unit - 3 or more-bedroom units: minimum 2 spaces / unit - Visitor parking: minimum one space / 7 units - At least one space / unit located in a garage or carport
Trailer Parks	Minimum 1 space / unit plus 1 additional space / every three units

Source: City of Pleasanton Municipal Code 18.88.030

Table C-5: Residential Parking Rates – Core Area Overlay District¹

Residential Use	Required Number of Spaces ²
Studio Apartments	Minimum 1 parking space / unit
1 and 2-Bedroom Apartments	Minimum 1.5 parking spaces / unit *For mixed-use projects in the C-C Zoning District, minimum 1 parking space / unit for 1-bedroom units
3-Bedroom or More Apartments	Minimum 2 parking spaces / unit

¹ Applies to developments with 10 or fewer multi-family units on RM or C-C-zoned properties within the Core Area Overlay District.
² No visitor parking required. All parking may be uncovered
Source: City of Pleasanton Municipal Code 18.80.070

The City allows for parking reductions in certain circumstances:

- Eligible parcels within the downtown revitalization district can provide a public on-site amenity in lieu of off-street parking when approved by City Council.
- Fees in lieu of parking may be provided for properties in the C-C and MU zoning districts.
- Off-site parking may be approved, within a specified distance of the subject property, and subject to a Conditional Use Permit.
- Shared parking for uses with different operating hours may result in a reduction in the total number of parking spaces required.

The City also requires a transit benefit to be provided to residents of new projects that are located within one-half mile of a BART station and contain 20 or more multi-family dwelling units. At minimum, the transit benefit would be one pass or tickets for local bus transit service for unlimited local travel for one person in each unit for a period of six months (Zoning Ordinance 17.26.020).

Development Standards Analysis

The basic development standards allow a moderate amount of density and intensity for residential development. The large-lot, single-family residential zoning districts (R-1-20,000 and R-1-40,000) are typically found in hillside areas where steep slopes and other environmental constraints dictate larger lots, greater setbacks, and increased open space.

The Core Area Overlay District provides flexibility from conventional development standards to facilitate housing in the downtown area. This Overlay District provides for reductions in setback, open space, and parking standards for multi-family and mixed-use developments of 10 or fewer units in the RM and C-C zoning districts. This allows more land to be used for housing in and near downtown and is reflective of the allowed density and historic single-family residential structures in and near downtown. Several developments have taken advantage of these reduced development standards in recent years, such as small infill projects located at 4727 Harrison Street and 4745 Augustine Street to construct two and three new apartments behind existing single-family homes.

The City also provides flexibility from conventional development standards through the Planned Unit Development (PUD) process, which is used extensively in Pleasanton. The Zoning Ordinance does not specify any development standards for PUDs, and instead indicates that standards be created on a case-by-case basis based on General Plan density, proposed housing type, City and developer objectives, opportunities to increase density and affordability, neighborhood issues, and environmental constraints. The City has been able to approve developments with higher overall densities, exceptions to certain development standards, and include a greater number of affordable housing units through the PUD process than it would have been possible with conventional zoning. For example, certain properties deemed suitable for higher density housing during the 5th Cycle Housing Element have been zoned as Planned Unit Development - Mixed Use (PUD-MU) with densities up to a maximum of 30 to 40 units per acre, minimum densities of 20 to 40 units per acre, maximum heights of 65 feet or five stories, and reduced parking requirements. All high-density housing sites developed during the 5th Housing Element Cycle were built at the maximum density allowed, except for one project (see Appendix B (Sites Inventory and Methodology), Table B-5). The project proposed at a lower density was approved, based in part on the surplus of above-moderate income housing production at that time. An analysis of the PUD process is included in Section C.2.4 (Permits and Procedures).

Design Standards and Guidelines

Design standards and guidelines are evaluated as they have the potential to increase development costs and extend the permitting process if they are unclear or subjective. The City

has design guidelines applicable to multi-family development on higher density housing sites and in downtown.

The Housing Site Development Standards and Design Guidelines, adopted in 2012, apply to higher density housing sites identified through the 5th Cycle Housing Element. The higher density housing sites are zoned PUD-HDR or PUD-MU; therefore, the Housing Site Development Standards and Design Guidelines provide direction to developers and property owners on key components of use, density, building mass and height, setbacks, architectural features, parking, access, and street character. These standards and guidelines help to ensure that the flexibility of the PUD process does not create uncertainty for potential developers. However, some of the design guidelines are not mandatory or are subjective (e.g., *large open spaces should be the fundamental organizing element of the site plan (A8.a)*, *windows should emphasize vertical massing of buildings (C2.b)*, etc.). Similar standards and guidelines are included in the Hacienda Design Guidelines, which apply to certain higher density sites (e.g., BART site¹). The subjectivity of design guidelines could lead to a protracted approval process and potentially a denial based on guideline interpretation. However, Senate Bill 330 (Housing Accountability Act, Government Code §65589.5) precludes jurisdictions from denying or reducing the permitted density of a housing development project based on subjective development and design standards. The City is currently underway with an update to the existing Housing Site Development Standards and Guidelines to replace subjective design guidelines with objective standards, and to provide a broader range of objective design standards for more types of residential and mixed-use development, beyond high-density housing projects.

The Downtown Design Guidelines, adopted in 2004/amended in 2019, contain guidelines for multi-family zones, the majority of which are subjective. For example, *“Multiple-family housing complexes should be designed to follow the rhythm and scale of the surrounding homes.”* As application of these guidelines require City discretion, the City may consider refinement so that all critical standards are described objectively to ensure application to housing development projects is consistent with the Housing Accountability Act. The Objective Design Standards project underway would also be applicable to residential projects in the downtown, which will help to address this issue.

Provisions for a Variety of Housing

The City has adopted provisions in its Zoning Ordinance that facilitate a range of residential development types. Table C-6 provides a list of housing types and the zoning districts in which they are permitted, require a conditional use permit, or are not permitted.

¹ AB 2923 requires a minimum net density of 75 units per acre on BART TOD sites. Consistent with AB 2923, the City will update the Housing Site Development Standards and Design Guidelines by July 1, 2022.

Table C-6: House Types Permitted by Zoning District

Housing Type	Zoning Districts							
	Agricultural	One-Family Residential	Multi-Family Residential	Mixed Use-Downtown	Mixed Use-Transitional	Central Commercial	Service Commercial	Freeway Interchange Commercial
	A	R-1	RM	MU-D	MU-T	C-C	C-S	C-F
Single-family dwellings	P ¹	P	P	-	-	-	-	-
Multi-family dwellings	-	-	P	P ²	P ²	P ³	-	-
Trailer/mobile home parks	-	-	C ⁴	-	-	-	C	C
Accessory dwelling units	P	P	P	P	P	P	-	-
Nursing homes and senior care/assisted living facilities	C	C ⁵	P ⁵	-	-	-	-	-
Homeless shelters ⁶	-	-	-	-	-	-	C	-
Transitional housing (<6 persons)	P	P	P	P ⁷	P	P ⁷	-	-
Transitional housing (>6 persons)	-	-	P	-	-	-	-	-
Supportive housing (<6 persons)	P	P	P	P ⁷	P	P ⁷	-	-
Supportive housing (>6 persons)	-	-	P	-	-	-	-	-
Employee housing (agricultural) (6 or fewer employees per Health & Safety Code §17021.5)	P	P	P	-	-	-	-	-
Employee housing (agricultural) (up to 36 beds or 12 units/spaces per Health & Safety Code §17021.6)	P	C	-	-	-	-	-	-
P = Permitted C = Conditionally Permitted - = Not Permitted/Not Specified								

Housing Type	Zoning Districts							
	Agricultural	One-Family Residential	Multi-Family Residential	Mixed Use-Downtown	Mixed Use-Transitional	Central Commercial	Service Commercial	Freeway Interchange Commercial
	A	R-1	RM	MU-D	MU-T	C-C	C-S	C-F

¹ Accessory living quarters without a kitchen for each dwelling on the site are permitted as an accessory use.

² Allowed by reference consistent with the Downtown Specific Plan.

³ Multi-family dwellings and mixed-use developments are permitted in the C-C district provided that dwellings not located above a permitted nonresidential use are be subject to the requirements for usable open space per dwelling unit of the RM-1,500 district, or if applicable, the Core Area Overlay District. Within the Downtown Specific Plan, residential is only allowed on upper floors on properties fronting Main Street but may be located behind commercial uses on properties without frontage on Main Street consistent with the Downtown Specific Plan.

⁴ A minimum of 4,000 square feet of site area is required for each trailer space (Zoning Ordinance 18.108.030.B).

⁵ For not more than three patients.

⁶ Homeless shelters within the Service Facilities (SF) Overlay District that meet the requirements in Zoning Ordinance Chapter 18.82 shall be a permitted use.

⁷ Use is not permitted on the ground floor when the property is also located in the Active Ground-Floor Overlay District, except where an exemption is granted consistent with Zoning Ordinance Chapter 18.81.

Source: City of Pleasanton Zoning Ordinance

Multi-Family

Multi-family dwellings are permitted in the RM district and C-C zoned properties that meet the site development standards described in Table C-3. Multi-family housing is also allowed as a permitted use on properties zoned PUD-MU provided the minimum and maximum densities along with other standards included in the applicable design standards and guidelines are adhered to.

Developments, including multi-family dwellings, within MU-T and MU-D zoning districts are required to be reviewed and approved through the planned unit development (PUD) process. The MU-T and MU-D zoning districts were recently adopted through the Downtown Specific Plan effort (August 2019) and were the result of a task force-led discussion about the long-term vision for the current Civic Center site¹ and the areas along Old Bernal Avenue and the east side of Peters Avenue. Additionally, the new land use designations also created vertical consistency between the General Plan, Specific Plan, and Zoning since there were previously numerous inconsistencies. The PUD process is discussed under Section C.2.4 (Permits and Procedures).

Mobile Home Parks

Chapter 18.108 (Trailers and Trailer Parks) provides supplemental standards for the establishment, maintenance, and operation of mobile home and trailer parks in Pleasanton. Development standards applicable to mobile home and trailer parks include:

- Minimum site area of five acres
- Minimum 4,000 square feet of site area for each trailer space
- Usable open space required consistent with the zoning district
- Landscaping required consistent with the Zoning Ordinance

A preexisting mobile home or trailer park would not be deemed nonconforming if the minimum site area requirements are not met, allowing existing mobile home parks to make improvements and continue operations without triggering additional requirements that may be financially burdensome. These standards do not pose a constraint to the development of mobile homes in Pleasanton.

Accessory Dwelling Units (ADUs) and Junior ADUs

Zoning Ordinance Chapter 18.106 (Accessory and Junior Accessory Dwelling Units) provides supplemental standards for new ADUs, converted ADUs, and Junior ADUs. These standards were adopted in March 2021 to reflect current state law. The City prohibits the use of ADUs as short-term rentals and as indicated in state law, requires a rental period greater than 30 days. A restrictive covenant is required to be recorded against a lot containing an ADU to address the restrictions and regulations established in Chapter 18.106 and participation in the City's

¹ Moving the existing civic center site to the Bernal property would require voter approval.

monitoring program to determine rent price levels of ADUs being rented. However, the City has not held up building permit issuance for execution of the restrictive covenant.

Emergency Shelters/Low Barrier Navigation Centers

The City's Zoning Ordinance defines "homeless shelter" as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less (see California Health and Safety Code §50801(e)). Homeless or emergency shelters are allowed in the C-S Zoning District with a conditional use permit and in the Service Facilities (SF) Overlay District as a permitted use (approved ministerially with a zoning certificate, i.e., no discretionary action or exception required) provided that all the requirements in Zoning Ordinance Chapter 18.82 are met (see Table C-6). The requirements in Chapter 18.82 include the following:

- The number of beds shall not exceed 50.
- The number of beds shall not exceed one bed for each 400 square feet of lot area.
- One parking space for every four beds, plus one parking space for each employee on the largest shift, plus one space for each company vehicle.
- No individual or family shall reside in a homeless shelter for more than 90 consecutive days. Extensions up to a total stay of 180 days may be provided if no alternative housing is available.
- Homeless shelters must be more than 300 feet apart.

The number of required parking spaces is lower compared to that required for hotels (i.e., one space per two beds) and for multi-family (see Tables C-4 and C-5). However, state law only allows a separation requirement of up to 300 feet between emergency shelters. Except for the separation requirement, these standards are consistent with state law (Government Code §65583(a)(4)(A)). A program has been included to amend the separation requirement to be consistent with the state law limitation of a maximum separation requirement of 300 feet (Program 5.6).

The SF Overlay District applies to six parcels in Pleasanton that are within the C-S Zoning District (see Table C-7), however three of the six sites have recently been developed. Three remaining parcels are vacant or are currently developed with structures that could reasonably be converted into a shelter facility. Each of the parcels is within one half mile of retail services or other supporting services that occupants of the shelter could utilize or may have a need for, such as grocery stores, clinics/hospitals, churches, schools, public transportation, etc. The surrounding uses are retail and auto service orientated businesses, and not heavy industrial operations. Additionally, the surrounding uses may offer potential of employment opportunities for those shelter occupants pursuing employment. While the City's zoning standards allows one bed per 400 square feet of lot area, the City conservatively assumed a rate of one bed per 600 square feet based on previous discussions with local emergency shelters. Considering these assumptions, the three potential sites could accommodate up to 129 emergency shelter beds. In

2022, the Point-in-Time (PIT) Count identified 72 people experiencing homelessness in Pleasanton (see Table A-12).

Table C-7: Potential Emergency Shelter Sites

Address	APN	Zoning	General Plan	Lot Size	Site Capacity (est. # of beds)	Current Use	Surrounding Uses	Proximity to Services
3956 Santa Rita	946 110000300	C-S	Commercial	0.51	37	Existing home	Industrial, auto services, commercial/retail, grocery store, office, freeway	0.5 miles to Wal-Mart Shopping Center
Vervais Ave.	946 169100700	C-S	Commercial	0.10	7	Vacant	Carwash, park, bank, mobile home park, commercial, retail	0 miles
3595 Utah St.	946454202201	PUD-C	Commercial	1.17	85	Vacant	Office, vet, auto service, auto part sales, auto paint shop, auto body repair, equipment rental, vacant land, restaurants, gas station, retail church	0.46 miles to Oakhills Shopping Center
Total					129			
<i>Source: City of Pleasanton</i>								

Additionally, the City's Zoning Ordinance does not specifically address Low Barrier Navigation Centers pursuant to AB 101 (Government Code §65660 et seq.). Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed use and nonresidential zones permitting multi-family uses.

Transitional Housing and Supportive Housing

In addition to emergency shelters, transitional housing is a type of housing used to further facilitate the movement of homeless individuals and families to permanent housing. It can serve those who are transitioning from rehabilitation or other types of temporary living situations (e.g., domestic violence shelters, group homes, etc.). Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments, and typically offers case management and support services to return people to independent living (usually between six and 24 months). Transitional housing is defined as buildings configured as rental housing development but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Zoning Ordinance 18.08.568).

Supportive housing is defined as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Zoning Ordinance 18.08.552).

Transitional and supportive housing must be allowed in all zones that allow residential uses and only subject to the same development standards that apply to other residential uses of a similar type within these zones. Furthermore, AB 2162 (Government Code §65650-65656) requires supportive housing to be allowed by-right in zones where multi-family and mixed-uses are permitted, including nonresidential zones that allow multi-family uses, if the proposed development meets certain criteria (e.g., deed restricted for 55 years to lower income households, serving "target population" of homeless individuals, minimum area dedicated for supportive services, etc.).

The City only allows transitional and supportive housing for six or fewer persons in the MU-T, MU-D, and C-C zoning districts that allow multi-family residential projects of higher densities. The City would need to expand the allowance for transitional and supportive housing of more than six persons into these zoning districts. Additionally, Chapter 18.107 (Supportive Housing and Transitional Housing) does not reflect that supportive and transitional housing is allowed in the recently adopted MU-T and MU-D zoning districts and should be amended to be consistent with the updated allowed uses. To facilitate these types of housing, Program 5.6 has been included to amend the Zoning Ordinance to be consistent with state law, including AB 2162, and allow

transitional and supportive housing in all residential zones and in all zones allowing residential uses.

Lastly, development standards for supportive and transitional housing are applied consistent with state law, and density is calculated as the first six beds being equivalent to one dwelling unit and every three beds thereafter being equivalent to one dwelling unit (Chapter 18.107).

Farmworker Housing

Employee housing (agricultural) of six or fewer employees is allowed in the A, R-1, and RM zoning districts, consistent with Health and Safety Code §17021.5 that requires employee housing for six or fewer persons to be treated as a single-family structure and residential use.

Health and Safety Code §17021.6 requires that employee housing consisting of no more than 36 beds or 12 units or spaces in group quarters designed for use by a single family or household to be treated as an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance can be required that is not required of any other agricultural activity in the same zone. Employee housing (agricultural) consistent with Health and Safety Code §17021.6 is allowed in the A Zoning District and in the R-1 Zoning District with a conditional use permit. A conditional use permit is required for agricultural activity in the R-1 Zoning District; therefore, the zoning requirements are consistent with state law.

Single Room Occupancy (SROs)

A Single Room Occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into more stable or long-term housing for people who previously experienced homelessness. SRO units may have shared cooking or bathroom facilities and may be efficiency units as defined in Health and Safety Code §17958.1. The City's Zoning Ordinance does not specifically identify SRO units as a permitted use, but the City has stated that an SRO application would likely be processed as a multi-family dwelling application. The City will amend the Zoning Ordinance to specifically allow SRO units in at least one zoning district.

Manufactured Housing

While it is the City's practice to treat a manufactured home on a foundation as a conventional single-family home consistent with Government Code §65852.3, the Zoning Ordinance does not reflect this practice. Therefore, the City will amend its Zoning Ordinance to clarify compliance with state law (e.g., definition of single-family home or one-family dwelling, etc.).

Housing for Persons with Disabilities

Persons with disabilities normally have certain housing needs that include accessibility of dwelling units, access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to

provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons must be considered a residential use that is permitted in all residential zoning districts. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

The City allows group homes with six or fewer individuals by right, but Program 5.6 will result in modifications to these requirements to comply with state law (see Transitional and Supportive Housing, above) and explicitly allow group homes outside of transitional and supportive housing. Also under Program 5.6, the City will allow all group homes, including those with seven or more individuals, without discretionary review (i.e., subject only to objective standards). There are no spacing requirements or other standards to limit the establishment of group homes. Also, the City defines “family” to include unrelated individuals living as a housekeeping unit. To further facilitate these types of housing, the City has reduced the number of parking spaces for assisted living and other special needs housing projects through the PUD process, where it is shown that the demand for the required parking does not exist. Furthermore, the Zoning Administrator has the authority to determine the number of parking spaces for uses not specified in the Zoning Ordinance.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations and the Americans with Disabilities Act (ADA)) and federal requirements for accessibility. Additionally, it is the City’s practice to require universal design /enhanced accessibility features¹, such as roll-in showers, in all required adaptable dwelling units, in multi-family projects of more than 15 units, as a condition of project approval.

Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances. Municipal Code Chapter 18.86 (Reasonable Accommodation) establishes a formal procedure for individuals with disabilities seeking equal access to housing to request a

¹ Universal design refers to building in a way that makes it accessible to everyone. For example, levers instead of knobs on doors make them easier to open

reasonable accommodation and criteria to be used when considering such requests. The Code allows a reasonable accommodation request to be made by any person with a disability or their representative when the rules, standards, and practices required for housing acts as a barrier to fair housing opportunities. The following factors are required to be considered prior to a decision on a reasonable accommodation request:

- Whether the subject housing will be used by a person with a disability.
- Whether the request is necessary to make specific housing available to a person with a disability.
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
- Whether the reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- Potential impact on surrounding uses.
- Physical attributes of the property and structures.
- Alternative reasonable accommodations which may provide an equivalent level of benefit.

These are reasonable factors for the City to consider in approving a reasonable accommodation request. The City has not had any reasonable accommodation requests over the last planning period.

Density Bonus and Incentives for Affordable Housing

The City provides for the development of affordable housing for lower-income households through its affordable housing bonus program (Chapter 17.38 (Density Bonus) of the Municipal Code). These density bonus provisions were updated most recently in 2013 in accordance with state density bonus law (Government Code §65915 et seq.). In 2020, AB 2345 was adopted, which increased the allowed density bonus from 35 percent to 50 percent for qualifying development projects. Therefore, Chapter 17.38 should be updated for consistency with AB 2345 and other changes in state housing density bonus law since 2012. Also, General Plan Land Use Element Policy 11 discusses a 25 percent density bonus for affordable housing on PUD-zoned parcels, which is inconsistent with Chapter 17.38 and state law. The City should amend Land Use Element Policy 11 for consistency.

Incentives may be approved for projects that provide affordable housing, including affordable units consistent with the City's inclusionary housing requirements (see Inclusionary Housing below). Examples of incentives that may be approved for projects with on-site affordable units are:

- Fee waiver or deferral

- Design modifications (reduced setbacks; reduction in infrastructure requirements; reduced open space requirements; reduced landscaping requirements; reduced interior or exterior amenities; reduction in parking requirements; and height restriction waivers)
- Use of available lower income housing funds for the purpose of providing second mortgages to prospective unit owners or to subsidize the cost of a unit to establish an affordable rent or an affordable sales price
- Priority processing of building and engineering approvals

Inclusionary Housing

Inclusionary Housing Ordinance

In 2000, the City adopted an Inclusionary Zoning Ordinance (IZO) (Municipal Code Chapter 17.44) which modified the City's requirements for the provision of affordable housing by the builders of new residential projects. The IZO, which has not been amended since 2000, requires below market rate units to be provided in the following projects:

- New single-family residential developments of 15 units or more must provide at least 20 percent of its units at a below-market sales price
- New multi-family development of 15 or more units must provide at least 15 percent of the total units for multi-family developments).

Inclusionary units must be dispersed throughout the project, unless otherwise approved by the City, and be constructed with identical exterior materials and an exterior architectural design that is consistent with the market rate units in the project. However, inclusionary units can be smaller and have fewer interior amenities than the market rate units in the project. Other requirements are that the inclusionary units remain affordable in perpetuity through recordation of an affordable housing agreement, and that the inclusionary units in a project be constructed concurrently within or prior to the construction of the project's market rate units.

The primary emphasis of the IZO is to achieve the inclusion of affordable housing units to be constructed in conjunction with market rate units within the same project in new residential projects. However, since this may not always be practical, alternatives are available for a development to meet its inclusionary requirement. At the discretion of the City, alternatives include:

- Construction of units off-site at a location within the city other than the project site
- Land dedication
- Credit transfers if a project exceeds the total number of inclusionary units required
- Alternate methods of compliance as approved by the City Council
- Payment of a lower income housing fee

The use of any of these alternative methods of compliance is subject to City review and approval memorialized in an Affordable Housing Agreement. The Agreement is negotiated by City staff and the applicant. It is then brought to the Housing Commission for recommendation and ultimately to the City Council for final approval. Agreements include a contribution of lower income housing funds towards the project to help offset the cost of including affordable units. The process is run simultaneously with the development application review and does not extend the development review process. No project has ever been denied due to the failure to negotiate an Affordable Housing Agreement that has been acceptable to both the City and the applicant.

Commercial, office, and industrial development are also required either to construct affordable units or pay an in-lieu fee. Residential projects of fewer than 15 units are required to pay an in-lieu affordable housing fee. In 2018, the City prepared nexus studies to help determine appropriate amounts to charge for the lower income housing (in-lieu) fee. The analysis evaluated the maximum fee for residential (for-sale and for-rent development) and non-residential development and assisted the City with the establishment of updated in-lieu fees (see Permit and Development Fees for a discussion of City fees).

Pleasanton's inclusionary requirements help to achieve the City's affordable housing goals by increasing the production of residential units affordable to households of very low, low, and moderate income either through construction of units or by providing funds for affordable housing. Another purpose of the requirement is to ensure that the remaining developable land in Pleasanton is utilized in a manner consistent with the City's housing policies and community's needs.

Inclusionary Housing Analysis

The City's IZO has been in effect for over 20 years. During this time, housing costs in Pleasanton have increased, consistent with trends in Alameda County (see Housing Needs Assessment Figures A-40 and A-43). However, the cost of housing is higher in Pleasanton compared to Alameda County overall. The difference in housing cost is affected by many factors including scarcity of developable land, high scoring schools, abundant services and recreational opportunities, high quality infrastructure, easy accessibility to major employment centers, and desirable location and setting, which have likely been primary factors driving housing prices in Pleasanton.

The rate of housing production in Pleasanton has exceeded housing growth in Alameda County as a whole. Since the adoption of inclusionary zoning in 2000, the total amount of housing in Pleasanton has grown by almost 19 percent, while total housing growth in Alameda County grew by approximately 13 percent. This suggests that there were no significant adverse impacts on housing production as a result of the inclusionary housing requirements in Pleasanton.

Additionally, over the last Housing Element Cycle (5th Cycle), from 2015 through 2020, permits were issued for a total of 1,310 above moderate units, 45 moderate income units, 78 low-income units, and 230 very low-income units. This is an average of 277 residential unit permits per year

and exceeded the overall 5th Cycle Regional Housing Needs Allocation (RHNA), with the surplus being in the above moderate-income category. Pleasanton has performed similarly or better than comparable jurisdictions in making progress toward the City's lower income RHNA.

Growth Management

The City adopted its first Growth Management Ordinance (GMO) in 1978, designed to regulate the location and rate of new residential growth in a period of sewage treatment constraints and air quality concerns¹. The GMO is contained in Chapter 17.36 of the City's Municipal Code. The following are exempt from the GMO:

- ADUs and JADUs approved in accordance with City zoning regulations.
- Mobile homes and/or living quarters located on school sites, public and institutional properties, and commercial/industrial properties used for security purposes or other purposes ancillary to the primary use, the use of which has been approved in accordance with City zoning regulations, when such residential units do not exceed one dwelling per site.
- A condominium conversion or replacement unit of an existing unit demolished and/or destroyed.

In 2010, the City amended its GMO so it would not prevent the City from approving residential development that furthered the City's process towards RHNA. The City completed further revisions in 2012 and 2013 to streamline the growth management process and address requirements and conditions resulting from the Urban Habitat Settlement Agreement concerning the City's housing cap and RHNA. In 2015, the City made additional amendments to ensure that the GMO does not include constraints that would prevent the City from meeting its share of the regional housing need for all income levels during the Housing Element planning period per 5th Cycle Housing Element Program 30.2. The 2015 amendment included a provision that if growth management unit allocations are unavailable during a particular year and the City has approved a project containing affordable units that is subject to an Affordable Housing Agreement, growth management unit allocations from previous and/or future years shall be approved in the number required to accommodate the affordable housing units. Accommodating such units may require borrowing from the next regional housing needs allocation period.

The current annual housing unit allocation commencing July 1, 2014, through July 30, 2022, is 235 units per year, and is consistent with the 5th Cycle RHNA allocation requirements. Since 2016, the Growth Management Ordinance has not been a limiting factor on housing production or cost, as affordable and high-density projects associated with the previous Housing Element update

¹ The 1978 growth management ordinance, Ordinance 849, was also known as the Residential Allocation Program (RAP). Over time, the RAP became known as the Growth Management Ordinance (GMO).

rezoning's were exempt from Growth Management approval and the number of issued residential building permits has been, on a yearly basis, lower than the annual GMO unit allocation.

The City's GMO has been in effect for over 40 years, but amendments in the last 10 years have altered its applicability in relation to affordable housing. While housing costs in Pleasanton have increased over the last 10 years, those increases have been consistent with trends in Alameda County (see Housing Needs Assessment Figures A-40 and A-43). However, the cost of housing is higher in Pleasanton compared to Alameda County overall. The difference in housing cost is affected by many factors including scarcity of developable land (also see Urban Growth Boundary discussion below), high scoring schools, abundant services and recreational opportunities, high quality infrastructure, easy accessibility to major employment centers, and desirable location and setting, which have likely been primary factors driving housing prices in Pleasanton. Also, the rate of housing production in Pleasanton has exceeded housing growth in Alameda County as a whole. Since 2010, the total amount of housing in Pleasanton has grown by approximately nine percent, while total housing growth in Alameda County grew by approximately five percent. This suggests that there were no significant adverse impacts on housing production resulting from Pleasanton's GMO relative to housing production in Alameda County.

The GMO could add a layer of processing to development review if development applications require decisions related to borrowing, reallocation, and other growth management approval options. The added time to process a development adds cost to a project. However, the cost to complete a project is not likely to affect the price of homes, as the price of housing is based on what the market is willing to bear, and the added costs are more likely to reduce the profit for the property owner rather than increase the price of a housing unit on the market.

The Housing Crisis Act of 2019 (Senate Bill 330, Government Code §66300) prohibits jurisdictions from implementing any provision that limits the number of housing unit approvals or permits that can be issued or acts as a cap on the number of housing units that can be approved or constructed over any period. The Housing Crisis Act went into effect on January 1, 2020 and remains in effect until January 1, 2030.

Urban Growth Boundary

The Urban Growth Boundary (UGB) is a line, adopted as a component of the General Plan, that delineates the outer edge of land planned for future development at General Plan buildout. The UGB is included in Pleasanton's General Plan and distinguishes areas generally suitable for urban development and the provision of urban facilities and services from areas considered more suitable for the long-term protection of natural and scenic resources (particularly ridgeline views) and open space uses such as large lot agriculture and grazing, and parks and recreation. The UGB also helps to define and create open space buffers between communities to maintain a distinct edge and separation between urbanized areas. The northern boundary and parts of the eastern boundary lines represent other jurisdictional limits, the cities of Dublin and Livermore, respectively, beyond which Pleasanton cannot extend. The western and southern boundaries,

comprised of steep slopes and ridges, reflect the joint policies of the City, Alameda County, and the Local Agency Formation Commission (LAFCO) to avoid development in topographically and environmentally constrained lands and encourage development within infill areas of existing City limits. Its intent is not to limit growth but to promote “smart growth” by focusing new housing in areas where services can be readily provided, and which avoid major environmental issues.

The East Pleasanton Specific Plan area, which covers a total of approximately 1,100 acres, is an area where the UGB limits the extent of development. A 50-acre portion of this area within City limits and the UGB, known as the Kiewit property (APN 946 125100704), is included in the Sites Inventory and would be re-zoned for residential uses (see Appendix B, Sites Inventory and Methodology).

Other Local Ordinances

The City does not have other ordinances, such as a short-term rental ordinance, that directly impact the cost and supply of residential development.

In December 2021, the City adopted objective standards applicable to urban lot splits (Ordinance 2228). These standards are consistent with SB 9 (Government Code §66452.6, 65852.21, and 66411.7).

C.2.3 Building and Housing Codes and Enforcement

Pleasanton uses the California Building Code (CBC), which sets minimum standards for residential development and all other structures. The City’s Building and Safety Division has adopted special construction rules primarily for safety related reasons, and to further clarify the requirements of the CBC. Examples of this are the Code requirements regarding increased pool height fencing for life-safety reasons and additional rebar requirements in soils susceptible to failure during an earthquake. These standards may increase initial construction costs (e.g., materials and labor), but over time will improve the safety of residents. The City’s Building and Safety Division reviews all buildings for conformance with the CBC and other codes to ensure the health and safety of its residents. In addition, although the City largely has adopted the CBC without local amendments, the City is currently contemplating adopting local electric vehicle (EV) charging requirements beyond the CBC to be consistent with its Climate Action Plan. Such an amendment would result in minimal added cost at the time of initial construction.

The Building and Safety Division enforces energy conservation standards enacted by the State and Municipal Code Chapter 17.50 (Green Building), which generally requires new residential projects and residential additions greater than 2,000 square feet in size to incorporate Leadership in Energy and Environmental Design (LEED) or GreenPoint Rated measures. The standards may increase initial construction costs, but over time will result in energy cost savings.

The City’s Code Enforcement Division enforces the Pleasanton Municipal Code. Code enforcement practices are primarily complaint-driven, and Code Enforcement Staff works with

property owners and other appropriate City Staff to resolve and legalize violations. This includes identifying housing units which are substandard, overcrowded, or unsafe and working with other City staff to remedy these deficiencies. By requiring repair, maintenance, and compliance with building and fire codes and zoning requirements (e.g., setbacks), the City’s code enforcement efforts have eliminated hazardous conditions which are a threat to housing and residents of all income levels. From 2016 to 2020, an average of five cases regarding substandard conditions at single-family and multi-family residences were addressed annually (see Table A-14). The impact of these efforts on housing safety and maintaining decent housing conditions is significant even if only few issues are address every year.

C.2.4 Permits and Procedures

Permits and Procedures

The intent of Pleasanton’s development review process is to ensure a comprehensive, inclusive process in the least practical amount of time. It is the City’s experience that processes which actively encourage citizen participation and input into new development projects have a higher likelihood of approval without risk of legal challenge that further delays project implementation.

The time required to process a project varies from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-8 identifies approvals and/or permits that could be required for residential planning entitlements, their corresponding approval body, and the typical or estimated approval timeline. It should be noted that not every project would have to obtain all of the below-listed permits/approvals, and the City frequently process related approvals (e.g., a Conditional Use Permit and Design Review), concurrently.

Table C-8: Typical Approval Timelines

Permit/Approval Type	Review Authority	Typical Approval Timeline ¹
Design Review – Staff	Zoning Administrator	6 weeks
Design Review – Planning Commission	Planning Commission	8 weeks
Conditional Use Permit	Planning Commission	8 weeks
Planned Unit Development (PUD)	City Council	6 months ²
<p>Note: All other permit/approvals are assumed to be subject to a Mitigated Negative Declaration/Negative Declaration or lower-level environmental review.</p> <p>¹ Typical approval timeline after a project is deemed complete; applicant work periods or delays would lengthen these timelines.</p> <p>² For projects that do not require major legislative action such as annexation or are located outside of the City’s Urban Growth Boundary.</p> <p>Source: <i>City of Pleasanton Zoning Ordinance, City of Pleasanton</i></p>		

While the City uses both conventional zoning and PUDs, most new multi-unit housing developments are processed under the PUD procedure, either at the request of the applicant or as required by the Zoning Ordinance. (e.g., PUD zoning districts). Development in conventional

zoning districts requires only design review and possibly conditional use permit approval (see Table C-6).

In some cases, where new development is proposed for large, undeveloped or underdeveloped areas with a variety of property owners and potential infrastructure coordination issues and/or environmental sensitivity, the City uses the specific plan process for the area. The specific plan is followed by pre-zoning and annexations for unincorporated areas, or directly by PUD rezoning and development plans for areas already within City boundaries.

More detailed analysis of the PUD, design review, and conditional use permit processes is below.

Planned Unit Development

Pleasanton makes extensive use of Planned Unit Development (PUD) zoning to provide residential builders with substantial flexibility in planning their projects. The PUD process is used both for projects on sites that are designated and/or zoned for residential uses; and frequently for sites that are requesting either a zone change, General Plan amendment, or annexation into the City for the purposes of residential development.

The formal PUD submittal requires developers to prepare a comprehensive development package consisting of site plans, grading plans, landscape plans, building architecture or design guidelines, and case-specific studies such as traffic reports and acoustical analyses. These documents are reviewed by City staff, the public is notified, and public hearings are held by the Planning Commission and City Council. In some cases, the Housing Commission first considers the project to make recommendations and to assess the affordability and compliance with the Inclusionary Zoning Ordinance; this occurs during, not after, City staff's review of the project. The Planning Commission makes its recommendation to the City Council, which adopts an ordinance approving a PUD development plan. The environmental review for these projects may be an EIR or Negative Declaration (or Mitigated Negative Declaration), unless the project is within a Specific Plan area for which an EIR was previously prepared, and provided the project is found to be in conformance with the Specific Plan, no further environmental analysis occurs.

The City encourages, prior to submittal of a formal PUD application, the use of the preliminary review process. Although not required, the City has found that this three-to four-week review process facilitates and shortens the overall process. No fee is required (except where a Planning Commission work session is requested for early input on the preliminary application), and detailed plans are not required; submittal of a conceptual site plan and building massing or designs is sufficient to achieve the intended purpose, which is to identify key issues, make suggestions to improve the project, and assign a City staff contact to work with the applicant. In some cases, neighborhood meetings or workshops conducted by the Housing Commission or Planning Commission are held, which, although adding time to review of a preliminary application can provide valuable early feedback to an applicant that allows them to move more efficiently through review of a formal application.

As previously noted, the City is preparing updated and expanded objective design standards for residential and mixed-use developments consistent with the Housing Accountability Act. For sites already zoned or designated for residential uses, while the PUD process requires City Council approval, in accordance with the Housing Accountability Act, the City will only base its review, and related approval or denial of a project, on the applicable objective standards that have been adopted by the City.

Design Review

The City's design review process is outlined in Chapter 18.20 of the Municipal Code. The purpose of the design review is to enhance Pleasanton's aesthetic values and ensure the preservation of the public health, safety, and welfare. Thresholds for design review authority are established for review by either the Zoning Administrator or Planning Commission. Generally, all models (for a production home project), custom single-family homes, and single-family home additions over 10 feet in height are reviewed by the Zoning Administrator. All new improvements and structures, except those in the PUD Zoning District, are reviewed by the Planning Commission. Therefore, all multi-family and mixed-use developments would require Planning Commission approval, unless City Council approval was required through the PUD process.

The review authority must consider various criteria prior to approval of a design review application, including:

- Preservation of the natural beauty of the city and the project site's relationship to it.
- Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character.
- Preservation of views enjoyed by residents, workers within the city, and passersby through the community.

Similar to the analysis of Design Standards and Guidelines, the subjectivity of design review criteria could lead to a protracted approval process and potentially a denial based on interpretation. As noted previously, Senate Bill 330 (Housing Accountability Act, Government Code §65589.5) precludes jurisdictions from denying or reducing the permitted density of a housing development based on subjective development and design standards. The City is in the process of developing updated and expanded design standards and guidelines for residential development, in order to reduce subjectivity in the design review process. A program has been included to ensure completion of the adoption of objective design standards and approval criteria (Program 6.1).

Conditional Use Permit

Certain housing types require conditional use permits (see Table C-6). The City's conditional use permit process is described in Chapter 18.124. Planning Commission is the review authority for conditional use permits, and must make the following findings before approving a conditional use permit:

- The proposed location of the use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.
- The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity.
- The proposed conditional use will comply with each of the applicable provisions of Chapter 18.124 (Conditional Uses).

To review any potential subjectivity in these findings, the first finding could be revised for objectivity. Objective findings and standards facilitate review and processing by providing certainty to both the applicant and review authority. Program 6.1 for objective design standards and approval criteria for residential and multi-family projects would address this potential constraint.

SB 35 Processing

The City has developed an application form and checklist for SB 35 applications. These materials provide guidance to applicants regarding the City's requirements and process for SB 35-eligible projects.

Building Permit Plan Check

After project approval is obtained, the applicant submits for building permit plan check. Recently the City has been experiencing a lapse of only a few months between project approval and submittal of a building permit application for single-family homes. For example, a new single-family home approved on November 30, 2020, was submitted to the Building Division for permits on February 22, 2021. While there have been no multi-family and mixed-use projects submitted since the onset of the pandemic, Sunflower Hill was approved on January 24, 2018, and plans were submitted for building permit plan check on November 9, 2018 (less than 10-month time lapse). Sunflower Hill is a 31-unit project providing affordable housing to adults with developmental disabilities.

Once building permit plans have been submitted, the typical review time for new construction has been five weeks for the initial submittal, three weeks for the first resubmittal, and one to two weeks for each subsequent resubmittal. In the months following the onset of the COVID-19 pandemic, review times were elongated somewhat as City staff worked remotely and established new electronic plan review submittal requirements. However, since the establishment of electronic

plan reviews, review times have improved back to, if not better than, times before the start of the pandemic.

City divisions work together in the building permit and final map processes so that plan check occurs simultaneously among all divisions to streamline plan check. The Building and Safety Division coordinates the plan check and permit issuance procedure, while the Engineering Division coordinates the final map approval process. For projects which have been approved, the Building and Safety Division offers an expedited outside plan check process. Expedited permit processing is also offered as an incentive for housing developments which include at least 25 percent very low and low-income housing unit held in perpetuity. Finally, the City is completing technology upgrades to its permitting systems, funded by an SB2 grant, to improve the efficiency of the process, including on-line planning submittals and electronic plan review

Permit and Development Fees

The City requires payment of application fees for entitlement processing at the time of submission and development fees at time of building permit issuance. City fees are based on the City’s costs of providing services and are reviewed and adjusted periodically. The City’s permit and development fees are available on the City’s website consistent with Government Code §65940.1(a)(1)(A).

Planning Fees

Table C-9 lists the City’s Planning Fees.

Table C-9: Planning Fees

Application	Fee Amount
Zoning Certificate	\$0
Design Review – Administrative	\$295
Design Review – Minor (up to \$25,000 valuation)	\$295
Design Review – Major (greater than \$25,000 valuation)	\$1,948
Reasonable Accommodation	\$30
Variance (general)	\$2,668
Conditional Use Permit	\$885
Planned Unit Development – 1 unit	\$3,542
Planned Unit Development – 2 to 5 units	\$8,854
Planned Unit Development – 6 to 15 units	\$17,708
Planned Unit Development – 16 or more units	\$23,610
Tentative Tract Map	\$5,478
Tentative Parcel Map	\$590
CEQA Negative Declaration	\$2,216
CEQA Staff Review of EIR	25% of Consultant Costs
Rezoning (without a PUD development plan)	\$14,509

Table C-9: Planning Fees

Application	Fee Amount
Rezoning (as part of a PUD development application)	\$2,361
General Plan Amendment	\$17,554
Specific Plan	25% of Consultant Costs (\$2,365 minimum)
Preliminary Review (no public hearing)	\$0
Preliminary Review (with public hearing)	\$1,712
<i>Source: City of Pleasanton, January 1, 2021 Master Fee Schedule</i>	

As described previously, most new housing developments are processed under the PUD procedure, either at the request of the applicant or as required by the Zoning Ordinance (e.g., PUD zoning district). Higher density projects are likely to have more than 16 units and would be charged the \$23,610 fee for processing.

Development Fees

Development fees are applicable to newly constructed buildings and additions, or whenever a change of use within an existing building creates additional traffic and/or sewer impact. Fees cover the costs of City services and facilities. The City also collects various fees for outside agencies. Outside agency fees include Zone 7 Water connection fees, Dublin-San Ramon Services District (DSRSD) sewer connection fees, Tri-Valley transportation fee, Zone 7 drainage fee, and Pleasanton Unified School District (PUSD) school impact fee. The City has no control over outside agency fees.

Table C-10 lists the City’s Development Fees.

Table C-10: Development Fees¹

Development Fee	Single-Family	Multi-Family	Affordable Housing
Affordable Housing	\$46,076 ²	\$45,083 ³	\$0
Capital Facilities	\$17,430 ⁴	\$12,419	Single-Family or Multi-Family fee applies
Transportation	\$9,908 ⁵	\$6,092	\$469.63
Tri-Valley Transportation*	\$4,901.69	\$3,376.47	\$0
Sewer Connection – City ⁶	\$500	\$375 (condominium) \$330 (apartment or mobile home)	Single-Family or Multi-Family fee applies
Sewer Connection – DSRSD* ⁶	\$13,659	\$10,244 (condominium) \$9,016 (apartment or mobile home)	Single-Family or Multi-Family fee applies
Water Connection (City and Zone 7*)	Based on size of water meter(s)		
Impervious Surface Drainage*	\$1.00 per square foot of impervious surface		
Pleasanton Unified School District* ⁷	\$4.08 per s.f.	\$4.08 per s.f.	\$4.08 per s.f.
¹ All fees are per dwelling unit unless otherwise noted. ² Applies to single-family units over 1,500 square feet. ³ Applies to apartments, condo, or single-family units 1,500 square feet or less. ⁴ Applies to detached single-family units. ⁵ Applies to single-family and townhouse units. ⁶ These fees estimated based on typical wastewater characteristic factors and unit connection fees. ⁷ Residential is subject to the same Pleasanton Unified School District Fee, except that qualified senior housing is subject to a lower rate of \$0.66 per square foot. * Outside agency fee. Source: City of Pleasanton Community Development Department, Development Fees Handout, March 20, 2021; Pleasanton Unified School District (fees applicable as of August 10, 2020)			

Table C-11 compares the City’s development impact fees to the neighboring jurisdictions of Livermore and Dublin (excluding outside agency fees).

Table C-11: Development Impact Fees Comparison¹

Development Fee	Pleasanton	Livermore	Dublin
Affordable Housing	Single-family: \$46,076 ² Multi-family: \$45,083 ³ Affordable housing: \$0	\$29.23 per s.f. (e.g., \$75,998 for a 2,600 s.f. home); must build on-site units for 10+ units	\$217,696
Capital Facilities	Single-family: \$17,430 ⁴ Multi-family: \$12,419	Single-family and 4-bd multi-family: \$21,155 Multi-family (2-bd): \$16,221 Senior: \$3,599 ⁶	Single-family and townhome: \$27,574 Multi-family: \$16,832 Senior: \$10,022
Transportation	Single-family: \$9,908 ⁵ Multi-family: \$6,092 Affordable housing: \$469	Single-family: \$10,546 Multi-family (2-bd): \$7,110 Senior: \$3,236	Varies: \$3,384 to \$9,408

¹ All fees are per dwelling unit unless otherwise noted.
² Applies to single-family units over 1,500 square feet.
³ Applies to single-family units 1,500 square feet or less.
⁴ Applies to detached single-family units.
⁵ Applies to single-family and townhouse units.
⁶ These are Park Facilities Fees.
Source: City of Pleasanton Community Development Department, Development Fees Handout, March 20, 2021; City of Livermore Development Impact and Connection Fees (July 1, 2021); City of Dublin Impact Fees FY 2021-22

The City’s impact fees are lower or comparable to neighboring jurisdictions. When the City Council adopted impact fees, some fees were established below the maximum amounts justified by nexus studies so that the fees were competitive with neighboring jurisdictions. However, in some cases the adopted fees are well below those maximum amounts, and the levels established by neighboring jurisdictions, which reduces the City’s ability to collect fees from market-rate projects to support affordable housing goals, and to fund necessary infrastructure. And, although the Affordable Housing Fee does reflect a differentiation in fee levels based on unit size, the differences are minimal. Considering fees on a per square foot basis could help to encourage more production of smaller units. Pursuant to this, and in accordance with AB 1505, the Housing Element includes a program to review fees (for residential and non-residential development) and consider adjusting them upwards, if doing so would not unduly constrain new investment, and with the next update of the nexus studies, to study imposing impact fees for residential uses on a per-square-foot basis (Program 2.3).

Fee Analysis

Table C-12 shows total estimated planning and development fees for single-family and multi-family units.

Table C-12: Planning and Development Fees for Single-Family and Multi-Family

	Single-Family	Multi-Family (100 units, market rate) ¹	Multi-Family (300 units, affordable) ²
Planned Unit Development	--	\$23,610	\$23,610
Design Review	\$1,948	\$1,948	\$1,948
Tentative Tract Map	--	\$5,478	--
CEQA Negative Declaration	--	\$2,216	--
Affordable Housing	\$46,076	\$4,508,300	--
Capital Facilities	\$17,430	\$1,241,900	\$3,725,700
Transportation	\$9,908	\$990,800	\$140,889
Tri-Valley Transportation*	\$4,901.69	\$337,647	--
Sewer Connection – City	\$500	\$37,500	\$99,000
Sewer Connection – DSRSD*	\$13,659	\$1,024,400	\$2,704,800
Water Connection (City and Zone 7*)	\$32,440	\$1,770,120	\$3,886,080
Impervious Surface Drainage*	\$3,000	\$98,010	\$228,690
Pleasanton Unified School District*	\$10,608	\$489,600	\$1,224,000
Total Fees	\$140,471	\$10,531,529	\$12,034,717
Per Unit Fees	\$140,471	\$105,315	\$40,116
Estimated Total Development Cost Per Unit ³	\$676,128	\$566,335	\$408,653
Estimated Proportion of Fees to Development Costs Per Unit	20.8%	18.6%	9.8%
<p>¹ Assumes a 3-acre townhouse project that does not include on-site inclusionary housing.</p> <p>² Assumes a 7-acre site, with 3 residential buildings.</p> <p>³ Estimated development costs use market-driven cost assumptions for land and excludes developer profit and financing costs.</p> <p>* Outside agency fee.</p> <p>Source: City of Pleasanton, LWC</p>			

Development fees add to the cost of housing since they are passed on to the housing consumer by developers. Fees on a per-unit basis are lower for multi-family and affordable housing units and highest for single-family units; affordable housing units are subject to the lowest per unit fees. Furthermore, the City's Inclusionary Zoning Ordinance allows for reductions or waiver of fees for affordable units, and the City has routinely granted such reductions and waivers to facilitate the

production of below-market rate housing. ADUs are also subject to reduced fees, in accordance with state law requirements.

C.2.5 On and Off-site Improvements

New development is required to provide public improvements to serve its new residents. The City has adopted engineering and design standards to inform developers of how these improvements should be constructed. Public improvement obligations include providing streets, curb, gutter, sidewalks, storm drainage, sewer connections, water connections, fire department access, street lights, and clean water-runoff measures. Required street right-of-way widths are based on street classification and range from 30 feet (alley) to 120 feet (parkway) (Municipal Code 19.36.040). While these types of requirements result in additional development costs, these improvements provide the necessary facilities and services for a safe and quality living environment, and the City offers reductions in these standards when appropriate (e.g., reduced street widths for areas with steep slopes).

Occasionally, the City will require off-site improvements in areas where further development will occur. In these cases, the City will require reimbursement agreements or other mechanisms to reimburse the developer for the cost of these off-site improvements (e.g., assessment districts, specific plan finance agreements, etc.). The City will typically contribute towards the cost of public improvements for affordable housing developments through its Lower Income Housing Fund.

Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction's capacity to develop more housing. These market-related constraints include land cost, construction cost, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate its impact.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-40), the region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. The typical home in value in Pleasanton was estimated at \$1,213,900 in December 2020, a 143.8 percent increase from \$497,900 in 2001¹.

Since the beginning of the recovery from the Great Recession in 2012, interest rates have been maintained at low levels of 3.5 to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increase, and more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates are one of the factors that has led to overall increased home values in Pleasanton above what has been seen in the past several years. Coupled with the general desire during the pandemic to move from denser to more spacious neighborhoods, the housing market will likely continue to be competitive in the near future.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-43), Pleasanton rents are higher than rents in Alameda County and the Bay Area as a whole. According to U.S. Census data, the median rent paid in Pleasanton in 2019 was \$2,290, increasing 62.4 percent in the past 10 years, while rents in Alameda County have increased 56.2 percent. Meanwhile, median rent in the Bay Area region has increased just over 54.0 percent in the same time period. The rate of rent increase in Pleasanton has outpaced both the County and the Bay Area.

¹ According to the Zillow Home Value Index (ZHVI), in July 2021, typical home value increased to \$1,486,151 in Pleasanton, a 22.4 percent increase since December 2020.

Per the Needs Assessment (Appendix A, Figure A-44), renter households in Pleasanton experience a higher housing cost burden than homeowners. An estimated 22.6 percent of renters spend 30 to 50 percent of their income on housing compared to 13.7 percent of those that own. Additionally, 21.0 percent of renters spend 50 percent or more of their income on housing, while 9.9 percent of owners are severely cost-burdened. In total, almost 24 percent of homeowners are cost burdened, while almost 44 percent of renters are cost burdened.

C.3.2 Development Costs

Land Costs

Due to the shortage of vacant property in the city, a residual land value analysis was used to estimate the price of land in Pleasanton. The analysis used comparables recently sold within the past four years (2018 through 2021). Individual lots ranged from \$44 to \$137 per square foot, or about \$1,928,134 to \$5,956,728 per acre. Lot sizes ranged from approximately 3,920 to 146,797 square feet. Residential multi-family land in the city is estimated to cost an average of \$74 per square foot, or about \$3,228,376 per acre.

Though there was some raw land sale activity in Pleasanton, the city has little undeveloped land available. The shortage of available land in Pleasanton is considered a constraint to development, as housing production will most likely occur on more expensive opportunity sites for redevelopment. A developer will need to pay for the existing on-site improvement before demolishing it, resulting in a cost premium over vacant land. In addition, sites with existing uses will most likely incur more costs due to the removal of on-site structures.

Construction Costs

According to a March 2020 report published by the Turner Center for Housing Innovation at UC Berkeley, construction costs for multi-family housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the Pleasanton area ranged between \$171 to \$201 per square foot in 2021. However, based on the City's 2018 affordable housing impact fee nexus study, multi-family construction costs ranged from \$215 per square foot for a rental development and \$225 per square foot for a for-sale development. Construction costs have continued to increase since 2018. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single-family homes tend to be more expensive to construct on a per square foot basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplaces, swimming pools, etc.

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as

well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but can fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section, above, for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing can impact rates of homeownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2020 are summarized in the table below.

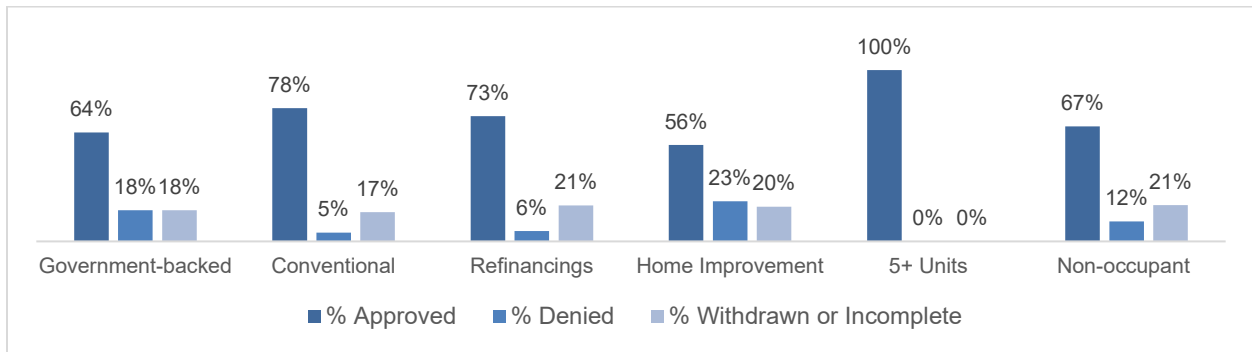
Almost all traditional home loan applications (between government-backed and conventional) in 2020 were for conventional loans, for a total of 894 home loan applications across both types. This disparity could be driven from high home values in Pleasanton, as government-backed loan programs typically have a maximum loan amount. The approval rate for conventional loans was 78 percent.

In competitive housing environments, where purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 183 home improvement applications in 2020. The approval rate for these types of applications was 56 percent.

Table C-13: Total Home Loan Applications

Type	Total Applications
Government-backed	11
Conventional	883
Refinancing	5,591
Home Improvement	183
5+ Units	3
Non-occupant	307
<i>Source: HMDA, 2020</i>	

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2020

C.3.4 Market Constraints Summary

Economic conditions in Pleasanton reflect a competitive housing market. Residential developments can garner higher home sale prices and rental rates than across the ABAG region. As such, Pleasanton has market conditions that favor the development of both for-sale and for-rent housing. Due to high housing demand, however, Pleasanton is generally built out, so future housing development will be constrained by existing development or require demolishing existing structures, improvements, and uses. The lack of available vacant land may constrain housing production due to the increased costs associated with redevelopment.

C.3.5 Community Resistance to Housing

Another constraint to housing production in the Bay Area is community resistance to new developments. There are various concerns often expressed, including new housing developments will cause increased traffic, place a burden on other infrastructure (e.g., water supply, schools, etc.), adversely affect community character, and result in loss of valuable open space. Regardless of the factual basis of the concern, vociferous opposition can slow or stop development.

While potential opposition to affordable housing exists in many communities throughout the Bay Area, Pleasanton has implemented standards for high density sites and a development review process to involve appropriate decision makers and stakeholders to reduce the likelihood of project opposition. The City continues to inform the community about state requirements for facilitating housing and works diligently to maintain compliance with ongoing amendments to state law.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

Land to the west and south of the city includes open space, agriculture, and permanently protected ridge lands. Measures PP and QQ were voter approved and prohibit grading on slopes of 20 percent or greater or within 100 vertical feet of a ridgeline. However, parcels are allowed to have at least a minimum of 10 units.

Pleasanton’s downtown also include historic character and resources. In 2019, an Environmental Impact Report (EIR) was certified for the Downtown Specific Plan, which includes mitigation measures to protect the historic character of downtown. The City maintains a list of downtown residential structures located in residential zones determined to be historic resources.

C.4.2 Infrastructure Constraints

Water

Water supply is an issue at the forefront of long-term planning efforts in the City. The City adopted the 2020 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan in June 2021. The UWMP describes the City’s water deliveries and use, water supply sources, Water Conservation Act of 2009 compliance, projected water demands through 2045, water supply reliability, and water shortage response. The City’s water supply comes from two sources, approximately 80% is supplied by the Zone 7 Water Agency (Zone 7), while the remaining 20% comes from City owned wells. The UWMP describes that there is adequate water supply to meet the City’s current and future demands through 2045. This analysis considered various scenarios, including a five consecutive year drought. The Water Shortage Contingency Plan details the City’s action plan for a drought or catastrophic water supply shortage in compliance with the State’s six standard shortage levels. The Water Shortage Contingency Plan is codified in the City’s Municipal Code, Chapter 9.30 (Water Management Plan), which will be amended to reflect the recently adopted Water Shortage Contingency Plan.

The City has developed an updated GIS-based hydraulic model of the water distribution system which is being used to identify any storage or conveyance deficiencies for current and future water deliveries. Deficiencies will be addressed by either making changes to operating practices or by developing and implementing new capital improvement projects.

Sewer

The City of Pleasanton owns and maintains the pipelines, manholes, force mains, pump stations, and siphons in the local sewer collection system within the City's limits. Most of the City's existing collection system is in satisfactory condition and operates in accordance with acceptable industry standards for conveyance of average dry weather flows, peak hourly dry weather flows, and peak wet weather flows during a generally acceptable storm event. The Pleasanton General Plan adopted in 2009 identified the need for future improvements to the existing local collection and pumping system. These improvements included the construction of new or parallel sewers; diversion structures; and modifications, improvements, or complete reconstruction of various pump stations. The General Plan also provides that maintaining and enhancing the existing local sewer collection system will be funded as part of the City's Capital Improvement Program (CIP), and new sewer lines will be funded and constructed by new development as it occurs. The City anticipates conducting a sewer/wastewater capacity analysis in 2022.

Dublin-San Ramon Services District (DSRSD) provides Pleasanton's sewage treatment services. Disposal of treated effluent from DSRSD's plant to the San Francisco Bay is provided by means of disposal lines managed by LAVWMA (Livermore Amador Valley Water Management Agency), a Joint Powers Authority (JPA) between the City of Pleasanton, the City of Livermore, and DSRSD. A 2017 capacity evaluation of the DSRSD showed that the DSRSD Wastewater Treatment Plant had spare capacity. Recent recycled water projects and conservation efforts for reuse of wastewater within the Tri-Valley service area have helped to reduce impacts on treatment capacity.

There are several known deficiencies within the sanitary sewer system in need of improvement. These improvements are most likely to be undertaken as CIP projects or as part of future development. Certain housing sites identified in the sites inventory will require expansions and/or upsizing to the local sewer collection system to support housing development. This is further discussed in Appendix B (Sites Inventory and Methodology).

As required by Government Code §65589.7, in May 2008, the City adopted an administrative policy to provide priority water and sewer service for housing developments serving lower income households.

Dry Utilities

Pacific Gas and Electric (PG&E) and East Bay Community Energy (EBCE) provide electricity services in Pleasanton, and additional dry utilities include natural gas (PG&E), telephone, cable television, and internet (AT&T and Comcast/Xfinity), and solid waste (Pleasanton Garbage

Service). Future projects that require new connections would have to coordinate with responsible dry utility providers, and none have identified deficiencies or inability to provide utilities throughout Pleasanton for any future development. Future system expansion costs for new development are typically shared between the service provider and developers.

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Appendix D: Existing Programs Review

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Section D.1 Existing Housing Programs Review

This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.



Many of the current Housing Element programs are ongoing City efforts or were successfully completed. These programs have facilitated affordable housing during the planning period, such as Kottinger Gardens (185 units for lower income elderly) and Sunflower Hill (31 units affordable to adults with developmental disabilities). The City has also removed governmental constraints through various Municipal Code amendments, including an updated Accessory Dwelling Unit (ADU) Ordinance, allowances for supportive and transitional housing, and modifications to the Growth Management Program. As a result, most programs are recommended to be continued with some being updated to reflect changes since the last Housing Element adoption. However, many programs are recommended to be merged with other programs to reduce overlap or redundancy and facilitate administration. Some programs were also determined to be more appropriately couched as policies. The City conducted a comprehensive reorganization of its housing programs as shown in the 2023-2031 Housing Element Goals, Policies, and Programs (Section 4).

Recommended program modifications include integrating state law updates (e.g., no net loss (SB 166), Housing Crisis Act (SB 330), supportive housing, emergency shelters, etc.) and providing more specificity in terms of City actions. Modifications are also recommended based on the housing needs assessment (Appendix A), housing constraints analysis (Appendix C), and affirmatively furthering fair housing analysis (Appendix F). Programs that can be effectively addressed through other existing or modified programs, or that have already been implemented, are recommended to be deleted.

Please see Table D-1 for the analysis of existing programs.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
Housing Variety, Type, and Density					
1.1	Discourage the redesignation of areas designated for High Density Residential development. The objective of this program is to ensure that adequate sites are available to accommodate the City's regional housing need for all income levels.	-	City Council	There were no High Density Residential properties redesignated.	Modify: Reframe as a net loss program consistent with Senate Bill (SB) 166. Merge with Program 12.1.
6.1	Continue monitoring second units to determine if they are being rented and, if so, determine their rent levels. Include conditions of approval for second unit Administrative Design Review approvals requiring a monitoring program.	-	Housing Division, Housing Commission, Planning Division	The City updated the Accessory Dwelling Unit (ADU) Ordinance in 2021 to comply with state law. The updated Ordinance requires a restrictive covenant with language requiring participation in the City's monitoring program regarding ADU rent levels.	Continue/ Update: Update to reflect ADU Ordinance and ADU rent level monitoring program.
6.2	Create incentives for homeowners to rent their second units to moderate-, low-, and very low-income households as well as those with disabilities (including developmental disabilities). The City's role would be to develop the program materials including information, criteria for qualifications, and incentives, and to monitor the success of the program. Incentives should include fee reductions or waivers and information/assistance to help homeowners be landlords. Such incentives should be made available to applicants of second units during the Administrative Design Review or Building permit process.	Five units per year	Housing Division, Housing Commission, Planning Division, Building Division, Planning Commission	The City updated the Accessory Dwelling Unit (ADU) Ordinance in 2021 to comply with state law, which establishes objective standards and limits impact fees that can be applied to ADUs. An average of 11.5 ADUs were produced annually between 2018 and 2021; ADU production has seen a steady increase over the past 5-10 years. The City continues to encourage ADU owners to rent their units.	Modify: Revise to facilitate the production of ADUs through City-approved standard ADU plans and other methods (e.g., ADU handbook, landlord resources, etc.). Remove Administrative Design Review process; ADUs are only subject to building permits.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
6.3	Conduct a review of the Second Unit Ordinance, including a survey of similar requirements in other Bay Area cities. Using this review, consider allowing second units without an Administrative Design Review process in new single-family developments, subject to performance standards, consider reducing the existing Second Unit Ordinance requirements, such as the parking and height limit requirements, to encourage the development of second units, consider other measures to promote the creation of second units, and adopt necessary changes as appropriate.	5 percent of new single family homes include a second unit	Planning Division, Planning Commission, City Council	The City updated the Accessory Dwelling Unit (ADU) Ordinance in 2021 to comply with state law. This has been completed. An average of 11.5 ADUs were produced annually between 2018 and 2021.	Delete: Methods to encourage and facilitate ADUs to be addressed as part of modified Program 6.2.
Housing Tenure					
7.1	Monitor new multiple-family residential development proposals with respect to housing tenure to ensure that sufficient numbers of rental units are provided to meet the above policy. [<i>Policy 7: Encourage at least 50 percent of all multiple-family housing units to be rental apartments.</i>]	-	Housing Division	The City continues to monitor new multi-family residential developments. During the last housing cycle, all new multi-family residential developments that were entitled were rental apartments.	Delete: Retain as a policy to encourage rental apartments as a significant portion of all multi-family housing.
8.1	Regulate condominium, townhouse, and mobile home conversions and mitigate tenant displacement through the provisions of the City's Condominium Conversion Ordinance, and Government Code, Section 65863.7 (as to mobile homes). This includes requiring condominium converters to maintain rental units for households with special needs including those with developmental disabilities, such as lifetime leases with rental caps for persons with disabilities, to the extent permitted by State law and	-	City Council	The City continues to regulate condominium conversions through Municipal Code Chapter 17.04. There were no applications for condominium conversions and no residential rental units were converted to ownership units in 2018-2020.	Continue

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	denying conversion of apartment units to condominiums if the percentage of multiple-family units available for rent, city-wide, is below 50 percent.				
8.2	Review the City's Condominium Conversion Ordinance to identify desirable changes, such as potentially requiring more housing units affordable to low- and very low-income households and longer tenant noticing requirements, if market conditions are resulting in the displacement of lower-income tenants.	-	City Council	The City continues to monitor the number of for-rent versus for-ownership units in the city. There were no applications for condominium conversions and no residential rental units were converted to ownership units in 2018-2020.	Delete: Market conditions are not resulting in displacement of lower-income tenants from condominium conversions. Requirements noted in Program 8.1 are sufficient.
Housing Affordability					
9.1	Seek State and Federal assistance for the development of housing to meet the housing needs of households with extremely low, low, and very low incomes as well as those with disabilities (including developmental disabilities). Potential sources may include the HUD Section 202 and 811 programs (for senior housing and housing for persons with disabilities), the State HELP and CHFA programs, State/Federal lower-income housing tax credits, and bond financing. The timing of application will depend upon the schedule for specific projects proposed by individual developers in as much as the City does not currently own any land for development of housing affordable to low- and very low-income households and those with disabilities. If the City is successful in securing an open source of funding for housing affordable to low- and	The objective of this program is to secure available funding required to finance new affordable housing development. A timeline would be developed on a project by project basis as affordable development inquiries/ applications are submitted to the City.	Housing Division	The City's ability to secure an open source of funding for affordable housing has been hampered by the significant reduction and/or elimination in recent years of many programs (e.g., Sections 202, 811, and HELP). The City continues to review available options on a project-specific basis and has approved financing programs related to new affordable housing projects. The City worked with Alameda County to secure Measure A1 bond funds: \$4.6 million for	Continue/ Update: Update funding sources identified to reflect relevant and available funding programs.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	very low-income households, such as State HELP funds, the availability of these funds will be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures.			Kottinger Gardens Phase 2 (completed in 2019), and nearly \$7.2 million for Sunflower Hill (completed in 2020). The City continues to monitor the availability of new funding sources for affordable housing and applies for funding as appropriate.	
9.2	Seek creative alternative and non-traditional means, including using available City financial and property resources and working cooperatively with community groups, that will assist in the production of or preserve housing for extremely low-, very low-, low-, and moderate-income-households as well as special needs housing including housing for those with disabilities.	-	Planning Division, Housing Division	The City continues to communicate with several groups, including MidPen Housing, Sunflower Hill and Tri-Valley REACH, which may lead to the development of new affordable housing within the next several years.	Modify: Expand to reflect working cooperatively with other entities (e.g., faith-based property owners, etc.)
9.3	Advocate changes in Federal and State legislation to provide incentives for the development of housing for special needs and housing affordable to extremely low-, low- and very low-income households and to overcome barriers to housing affordable to low- and very low-income households.	-	Housing Commission, City Council	The City continues to advocate Federal and State legislative changes and provides general support to legislative efforts on an ongoing basis. This is more appropriately framed as a policy.	Delete: Retain as a policy.
10.1	Conduct a review of the Growth Management Program and amend as necessary to assure the rate of residential development, limited to 235 units per year consistent with the City's Growth Management unit allocation, is consistent with the City's current and new infrastructure capacities, including	-	City Council	In 2015, Municipal Code Chapter 17.36 was amended to ensure that the Growth Management Ordinance does not include constraints including preventing the City from meeting its	Modify: Revise to reflect that the Growth Management Program must comply with all requirements of the Housing Crisis Act (Senate Bill 330) while it is in effect, including

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	roadways, water, sewer, and facilities, etc. The objective of this program is to assure that the City's Growth Management Program is consistent with State law and that there is a procedure for assuring that there is available infrastructure to serve future approved residential development, and to create a more efficient process for implementing the program.			share of the regional housing need for all income levels during the Housing Element planning period per Program 30.2. The City continues to monitor and review the Growth Management Program.	suspension of implementation of the Growth Management Ordinance.
10.2	Require the duration of extremely low-, low- and very low-income set-aside units within projects to be in perpetuity.	-	City Council	The City continues to require that all regulatory agreements for below-market rental units to be in perpetuity (or if required due to financing, for 99 years). As a result, no units are at risk of conversion.	Delete: Retain as a policy for lower-income units to be deed restricted in perpetuity whenever allowable pursuant to funding programs.
11.1	Continue to provide incentives such as reduced development fees, assistance in public improvements, priority in permit processing, increased density, altered site-development standards, mortgage revenue bonds, affordable-housing competition, and other creative incentives to encourage the development of housing affordable to moderate-, low-, extremely low-, and very low-income households and households with special needs. A priority will be placed on projects that provide the largest number of units at the greatest level of affordability. The availability of incentives will be incorporated in the City's Inclusionary Zoning Ordinance, to be consistent with State law and recent court decisions, but for specific projects, will also be promoted through the City's web site, in local newspapers, and through	The objective of this program is to assure that incentives are made available and known to the development community	City Council	Specific incentives are included in the City's Inclusionary Zoning Ordinance (i.e., fee waiver/deferral, design modifications, second mortgages, and priority processing). These and other incentives, such as increased density through density bonus provisions, have been utilized by affordable housing projects over the planning period. The City provided priority processing for the Sunflower Hill project in 2017.	Modify: Update density bonus provisions to comply with current state law (e.g., AB 2345). Study and amend the Inclusionary Zoning Ordinance to better meet housing policy objectives.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	posting at public places subject to normal procedures.				
12.1	Maintain zoning adequate to accommodate Pleasanton's share of the regional housing need for all income levels. Sites designated High Density Residential or Mixed Use shall be developed at a minimum density of 30 units per acre, and comport with the adopted Housing Site Development Standards and Design Guidelines for Multifamily Development.	-	City Council	The City continues to monitor the zoning within the City to accommodate all RHNA needs. This is implemented on an ongoing basis.	Modify: Update to comply with 6 th Cycle Housing Element rezoning requirements.
12.2	Attempt to rehabilitate five ownership-housing units affordable to extremely low-, low- and very low-income households identified as having major building code violations each year between 2015 and 2023, and maintain their affordability. Attempt to rehabilitate at least one apartment complex by 2020. Single-family homes will be identified through the City's Housing Rehabilitation Program which already has in place an outreach program. The City will survey existing apartment complexes, including working with local non-profit housing development agencies, to ascertain the need for rehabilitation. Owners of identified complexes will be contacted and made aware of the availability of rehabilitation assistance.	Five ownership units and one apartment complex prior to the end of the Planning Period	Housing Division	Since October 2016, Habitat for Humanity has administered the City's Housing Rehabilitation Program, which provides grants or loans to extremely low-, very low-, and low-income homeowners. No apartment projects sought City funding for rehabilitation projects during this time. Since 2015, the City has issued 15 rehabilitation grants to lower income homeowners through this program.	Modify: Expand to create an inventory of properties eligible and/or potentially in need of rehabilitation.
12.3	Strive to construct, rehabilitate, and conserve the City's regional share of housing within the constraints of available infrastructure, traffic, air quality, and financial limits, by the conclusion of the current Regional Housing Needs Determination period – in 2023.	-	City Council	The City continues to strive to construct housing within the constraints of available infrastructure, traffic, air quality, and financial limits. Combined, the City's 2015-2023 housing	Delete: Retain as a policy. Programs for no net loss address regional housing needs capacity (see Programs 1.1 and 12.1).

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
				sites inventory can accommodate at least 3,243 units.	
12.4	Work with the Tri-Valley Housing Opportunity Center and employers to develop partnerships for participating in programs to make housing affordable to their workers.	-	Housing Division	In 2016, the City began working with Eden Council for Home and Opportunity, Inc. (ECHO Housing) to perform first time homebuyer services previously provided by TVHOC. ECHO Housing conducts outreach to employers and lower income target groups in the community to encourage participation in affordable housing programs. The City continues to meet regularly as a member of the Tri-Valley Affordable Housing Committee to help develop strategies to make housing more affordable to local businesses.	Modify: Broaden and retain as a policy.
At-Risk Housing Affordable to Low- and Very Low-Income Households					
14.1	Preserve for the longest term feasible, rent restricted assisted projects affordable to extremely low-, low- and very low-income households, and provide assistance to retain below-market rate rent restrictions.	-	Housing Division	Since 2001, all regulatory agreements have included a provision that the terms shall apply in perpetuity (or for 99 years if restricted due to financing requirements). The City has no at-risk projects (i.e., assisted projects at risk of	Modify: Program is duplicative of others and has been reframed merged into a single policy (New Policy 3.3) Also see Program 10.2.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
				conversions to market rate in the next 10 years).	
14.2	Structure future rent-restriction contract agreements to allow the City the opportunity to purchase or subsidize assisted units at the conclusion of the rent-restriction period.	-	Housing Commission, City Council	The City continues to analyze rent-restriction contract agreements as they come in on a case-by-case basis. All affordable housing agreements for high density projects have required affordable units to be set aside in perpetuity.	Modify: See Programs 10.2 and 14.1.
14.3	Structure future rent-restriction contract agreements for all new assisted projects with limited or no time restrictions to minimize the displacement of tenants.	-	Housing Commission, City Council	The City continues to look at creative ways to structure agreements and maximize the term of affordability.	Continue/ Merge: Merge/see Programs 10.2 and 14.1.
14.4	Provide rehabilitation funds or other incentives such as a density bonus where appropriate for apartment complexes in exchange for extended or perpetual assisted-housing time periods.	-	City Council	The City will continue to monitor future opportunities for providing financial assistance to existing apartment complexes in exchange for affordability restrictions.	Continue/ Merge: Merge with Program 14.1 as options to discuss with rent restricted assisted project owners.
14.5	Issue bonds or provide other funding where appropriate to reduce apartment complex mortgage rates in exchange for extended or perpetual assisted-housing time periods.	-	City Council, Finance Department	The City continues to issue bonds and provide funding for appropriate projects on a case by case basis. No bonds were issued during 2018-2020.	Continue/ Merge: Merge with Program 14.1 as options to discuss with rent restricted assisted project owners.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
City Government Actions					
15.1	Identify funding mechanisms for infrastructure improvements contained in the General Plan to accommodate projected housing growth.	-	City Council	The City continues to make infrastructure improvements on an as-needed basis, typically funded through the Capital Improvement Program (CIP).	Continue: Continue with additional specificity as to mechanisms through which the City conducts infrastructure improvements.
15.2	Waive City fees for housing developments that provide a minimum of 15 percent affordable to extremely low-, low- and very low-income households.	-	City Council	The City waives City fees or a portion thereof for eligible affordable projects on a case-by-case basis. Since the City's inclusionary requirement is 15 to 20 percent, not all projects that comply with the inclusionary requirement receive fee waivers.	Modify: Revise to reflect the City's current practice for assessing fee waiver requests.
15.3	Expedite the development review process for housing proposals that provide a minimum of 15 percent affordable to moderate-, low-, extremely low, and very low-income households.	-	Planning Division	The City continues to expedite the development review process for affordable projects on an as needed basis. Since the City's inclusionary requirement is 15 to 20 percent, not all projects that comply with the inclusionary requirement receive expedited review.	Modify: Revise to reflect the City's current practice for conducting expedited review.
15.4	Support State legislative reform to improve the fair-share housing process and provide financial and other incentives to strengthen local jurisdictions' abilities to meet their fair-share responsibilities.	-	Housing Commission, City Council	The City continues to monitor legislative changes, and to advocate for proposed changes in legislation that would improve the	Continue

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
				RHNA and RHND processes and increase funding and other tools to meet the fair-share allocation.	
15.5	Assess the level of effort to overcome infrastructure constraints to housing affordable to extremely low-, low- and very low-income households on a periodic basis.	-	Housing Division	The City continues to assess infrastructure constraints and needs on a periodic basis.	Continue: See Program 15.1.
15.6	Assess future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate future RHNA cycles in the region.	-	Operation Services Department, Housing Division, City Council	The City continues to assess sewer infrastructure as new residential projects are reviewed and anticipates conducting a sewer/wastewater capacity analysis in 2022.	Continue: See Program 15.1.
15.7	Continue to work with non-profit and for-profit housing developers, service providers, Pleasanton employers, the Pleasanton Unified School District, and urban planning specialists to develop new programs and incentives for meeting the full range of Pleasanton's future affordable housing needs.	-	Housing Division	The City continues to work with non-profit and for-profit developers and collaborates with non-profit housing agencies and other Tri-Valley cities to develop new housing programs and incentives (e.g., Tri-Valley Affordable Housing Committee). Also, see Program 9.2.	Continue/ Modify: Expand to address other potential partners and property owners. Also, see Program 9.2.
15.8	As required by State law, the City will review the status of Housing Element programs by April of each year, beginning April 2012. The review will cover consistency with other General Plan programs and community goals, the status of implementing actions,	-	Housing Division, Housing Commission, Planning Division, Planning Commission, City Council	The City has submitted its annual progress report to the State Department of Housing and Community Development by the required deadline.	Continue/ Update: Add reference to maintaining adequate sites through the no net loss program (see Program 1.1).

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>accomplishments, and a review of housing sites identified in the Housing Element. In particular, the annual review will cover development assumptions and actual development activity on sites by assessing projected development potential compared to actual development approval and construction. This will also include residential units anticipated on mixed use zoned sites. The primary intent of the annual review is to maintain adequate sites during the Housing Element planning period. In addition, the annual review will evaluate the effectiveness of the City's inclusionary zoning requirements (see Programs 17.1 and 17.2) to determine if modifications are needed.</p>				
16.1	<p>Continue housing education programs available on the City's website, at other public venues, through City publications and mailings, and through partnerships with regional organizations</p>	-	Housing Division, Housing Commission	<p>Throughout the planning period, the City provided updated information on the City's website and in printed format to educate private citizens, developers, and other interested parties on the range of programs promoting affordable housing.</p>	<p>Modify: Expand to address expanded and focused marketing efforts to ensure information is available to traditionally underserved communities.</p>
16.2	<p>Continue to coordinate public information with surrounding communities to provide up-to-date listings of opportunities for regional affordable housing and programs for extremely low-, low- and very low-income households.</p>	-	Housing Division	<p>Throughout the planning period, the City provided public information regarding regional affordable housing and available programs.</p>	<p>Continue/ Merge: Merge with Program 16.1.</p>

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
16.3	Develop incentive/revitalization programs for neighborhoods to encourage support for affordable housing opportunities. Such incentives could include enhanced public amenities or other investment in areas where additional multifamily housing is planned.	-	Housing Division, Housing Commission, City Council	During the planning period, no neighborhood incentives/revitalization programs were implemented.	Continue/ Modify: Revise to reflect affirmatively furthering fair housing analysis findings and include potential funding sources for programs.
17.1	Review the City's Inclusionary Zoning Ordinance and amend: -for consistency with the Housing Element and other City affordable housing programs; -to identify incentives for non-profit housing developers and other housing developers to construct projects including three bedroom units for large households; -to determine if it is appropriate to increase the percentage of affordability to support housing affordable to low- and very low-income households; -to be consistent with recent court decisions regarding rental housing and State law;	-	Housing Division, Housing Commission, City Council	See Program 17.2.	Delete/Merge: Program 17.2 provides for a regular assessment of the Inclusionary Zoning Ordinance. See Program 17.2.
17.2	Monitor the results of the Inclusionary Zoning Ordinance annually to determine consistency with State law and recent court decisions and to determine if developers are primarily building new housing units affordable to low- and very low-income households instead of paying in-lieu fees for new developments. If it is determined by the City Council, upon recommendation by the Housing Commission, that the Inclusionary Zoning Ordinance is not producing sufficient housing affordable to low- and very low-income households, consider modifying	-	Housing Division, Housing Commission, City Council	The City has continued to monitor the Inclusionary Zoning Ordinance during the planning period. In 2018, the City approved an update to the City's development impact fees, including the City's Affordable Housing Fee.	Continue/ Modify: Provide additional specificity as to the ways in which the City would seek to improve the Inclusionary Housing Ordinance.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	the Ordinance so that it can better achieve that objective. As part of the Inclusionary Ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City.				
18.1	Review and modify the lower-income-housing fee annually in conformance with AB 1600, and consider changing the basis of the fee to reflect the true cost of providing housing.		Finance Department, Housing Division, Housing Commission, City Council	In 2018, the City prepared nexus studies (although not required to establish housing fees) and approved an updated Affordable Housing Fee.	Continue
18.2	Continue to exempt all housing units affordable to low- and very low-income households from the low-income housing fee.	-	Housing Commission, City Council	The City has continued to exempt all affordable housing units from the Affordable Housing Fee; ADUs are also exempt from the fee.	Continue
18.3	Use the Lower-Income Housing Fund to help build housing affordable to low- and very low-income households on City-owned land.	-	City Council	During the planning period, 1.64 acres of land dedicated to the City was used in partnership with Sunflower Hill to develop 31 affordable housing units for individuals with developmental disabilities, completed in 2020. The City committed \$2.25 million from the Lower Income Housing Fund for the Sunflower Hill project.	Continue
18.4	Use the Lower-Income Housing Fund to extend rent restriction agreements, purchase land, write down mortgage costs, rehabilitate units, subsidize rents, issue tax-exempt bonds, post loan collateral, pay pre-development costs, and	150 units	City Council	The City used Lower Income Housing Funds for Kottinger Gardens (Phases 1 and 2, 185 total units for lower-income elderly),	Continue

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	otherwise help produce housing units affordable to lower-income households. The objective of this is to utilize the Lower Income Housing Fund in a manner consistent with City ordinance and to support affordable housing, particularly developments proposed by non-profit developers that include units for large families at very low incomes.			completed in 2017 and 2019. Kottinger Gardens and Sunflower Hill (see Program 18.3) consist of 216 lower-income units.	
18.5	When considering how to utilize the City's Lower-Income Housing Fund, consider whether a proposal with a non-profit housing developer and a for-profit housing developer partnership should be a higher priority project due to its ability to potentially secure better funding and be developed.	-	Housing Division, Housing Commission, City Council	The City successfully worked with Sunflower Hill, a non-profit organization, on a housing project within Irby Ranch and will continue to consider both non-profit versus for-profit partnerships on a case-by-case basis.	Delete: Retain as a policy.
City Priorities for Housing Developments – Non-Profit Housing Developers					
26.1	Actively assist owners of property zoned or designated High-Density-Residential in soliciting non-profit housing organizations for proposals to develop housing affordable to extremely low-, moderate-, low-, and very low-income households on available sites using lower-income-housing fees. The City will notify all property owners of HDR sites of available City housing programs within 6 months of Housing Element adoption.	The objective of this program is to assure that owners of HDR properties are informed of City affordable housing programs.	Housing Division	The City continues to provide information and resources related to affordable housing on the City's website and continues to encourage owners of high density residential sites to partner with non-profit organizations.	Continue/ Modify: Expand outreach to property owners of identified lower-income sites.
26.2	Continue to actively support the activities of non-profit organizations that provide special needs housing as well as housing affordable to low- and very low-income households, through technical assistance or other means.	The objective of this program is to assure that the City maintains a full range of incentives that are beneficial to assisting	City Council, Housing Commission, Housing Division	The City maintained active support (including financial assistance through the City's Housing and Human Services Grant program)	Delete/Merge: See Program 15.7.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
		non-profit housing developers.		for a wide range of non-profit organizations in 2020, including Habitat for Humanity, ECHO Housing, CRIL, Abode Services, and Tri-Valley REACH, Inc. In addition, the City worked directly with MidPen Housing, Satellite Affordable Housing Associates (SAHA), and Sunflower Hill on project-specific activities.	
26.3	When land becomes available to the City, consider reserving those sites for non-profit organizations to build housing affordable to moderate-, low-, extremely low, and very low-income households that include three bedroom units for large households.	-	City Council	During the planning period, the City acquired a parcel within Irby Ranch, and leased it to SAHA/ Sunflower Hill for a 31-unit project for residents with developmental disabilities.	Continue
Growth Management					
30.1	Continue to use the Growth Management Report to monitor the numbers and types of units built at all income levels. Use this information to facilitate the issuance of sufficient numbers of permits to meet the regional housing need throughout the planning period.	-	Planning Division; City Council	The City's reporting showed that the maximum Growth Management Allocations, which are consistent with the Regional Housing Needs Allocation, had not been exceeded during the planning period.	Modify: Reflect suspension of enforcement the Growth Management Program as needed to comply with state law (e.g., SB 330). See Program 10.1.
30.2	Review and amend the Growth Management Program to reflect current housing and infrastructure conditions and current housing needs, and to ensure that	-	City Council	In 2015, Municipal Code Chapter 17.36 was amended to comply with this Program.	Modify: See Programs 30.1 and 10.1.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	the Growth Management Ordinance does not include constraints including preventing the City from meeting its share of the regional housing need for all income levels during the Housing Element planning period. Potential revisions include establishing a regional housing need allocation exemption for all lower income housing, incorporating all lower income regional housing need allocation requirements into the growth management allocation, and mandating the ability to “borrow” allocation units for lower income housing from future years to accommodate all levels of regional housing need allocation through the developer’s development agreement, growth management agreement or other legislative act.				
Existing Housing Condition					
35.1	Maintain building and housing code enforcement programs, and monitor project conditions of approval.	-	Community Development Department	The City responds to resident complaints related to Building Code and Housing Code violations on an ongoing basis. Since 2016, there were 27 cases regarding substandard conditions at single-family and multi-family residences.	Modify: Expand to use code enforcement efforts to refer property owners to available rehabilitation and other programs. See Program 12.2.
35.2	Continue the Rental Housing Rehabilitation Program to improve rental units affordable to low-, extremely low-, and very low-income households.	-	Housing Division	See Program 12.2.	Continue/ Merge: Merge with Program 12.2.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
35.3	Supplement CDBG funds with the City's Lower-Income Housing Fund for rehabilitation of housing units affordable to extremely low-, low- and very low-income households.	-	Housing Division, City Council	During the planning period, the City continued to supplement CDBG funds with other funding sources. However, the City's Housing Rehabilitation Program was funded through a combination of local (City Lower Income Housing Funds) and federal HOME funds. Also see Program 43.3.	Continue/ Update: Replace "CDBG" with available grant funding, such as available HUD funding.
Housing Location					
36.1	Regularly assess the need for workforce housing (including stock, type and quantity of housing) in the community. Develop routine planning and economic development activities to better integrate assessment information into efforts that produce a built environment responsive to the need for workforce housing, in accordance with the Economic Development Strategic Plan. The City Council shall consider the appropriate steps to address the identified needs.	-	Housing Division, Economic Vitality Committee, Housing Commission, City Council	During the planning period the City established workforce housing as one of their work plan priorities and continues to consider and assess alternatives available for workforce housing within the city.	Continue/ Modify: Expand to discuss potential programs for concession or incentives for large employers to provide workforce housing.
37.1	Provide and maintain existing sites zoned for multi-family housing, especially in locations near existing and planned transportation and other services, as needed to ensure that the City can meet its share of the regional housing need.	-	Housing Element Task Force, Planning Division, Planning Commission, City Council	The City continues to maintain existing residential sites near transportation corridors and services as needed to ensure that the City can meet its share of regional housing needs.	Continue/ Merge: See Program 12.1.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
38.1	Maintain existing zoning of infill sites at densities compatible with infrastructure capacity and General Plan Map designations.	-	Planning Division, Planning Commission, City Council	The City continues to maintain existing zoning of infill sites with densities consistent with the General Plan.	Continue/ Merge: See Program 12.1.
38.2	Encourage the development of second units and shared housing in R-1 zoning districts to increase the number of housing units while preserving the visual character within existing neighborhoods of single-family detached homes.	-	Planning Division	The City updated the Accessory Dwelling Unit (ADU) Ordinance in 2021 to comply with state law, which limits standards that can be applied to ADUs.	Delete: Methods to encourage and facilitate ADUs to be addressed with modified Program 6.2.
38.3	For those properties designated for high density residential development with existing commercial uses, conduct outreach with property owners and businesses to identify specific incentives for business relocation and to encourage property owners to develop their properties with housing. Develop appropriate incentives that would facilitate relocating existing commercial/office/industrial uses in order to enable development with residential uses. Specific incentives may include the following: <ul style="list-style-type: none"> • Transfer of development rights; • A review of traffic requirements and evaluation measures to facilitate mixed use development; • Development of transit alternatives; • Use of development agreements; • Flexibility of parking standards; and 	-	Housing Division and Planning Division to Identify Potential Options for Housing Commission, Planning Commission, City Council Review	The City continued to identify specific incentives for business relocation on high density sites with existing commercial uses (i.e., CM Capital 2 site and Sheraton Hotel site) and encourage property owners to develop their properties with housing. The City is developing objective design standards for residential and mixed-use development to create more certainty of outcomes and streamline development review.	Continue/ Modify: Expand to incorporate flexibility for encouraging adaptive reuse.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<ul style="list-style-type: none"> Expedited processing of development applications. 				
40.1	Acquire and/or assist in the development of one or more sites for housing affordable to low- and very low-income households.	-	Housing Division, City Council	During the planning period, the City acquired one parcel that resulted in the 31-unit Sunflower Hill project for residents with developmental disabilities.	Continue
40.2	Utilize tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, low- and very low-income households, to purchase land for such a use, and to reduce mortgage rates.	-	City Council	In 2016, the City supported the passage of a new affordable housing bond (Measure A1) for Alameda County that awarded Pleasanton \$11.7 million for affordable housing.	Continue/ Merge: Merge with Program 40.1.
40.3	If the City acquires or obtains control of a potential housing site, in order to facilitate the provision of affordable housing and a mixed-income environment, the City may issue an RFP in conjunction or in partnership with non-profit or for-profit partnerships for development providing at least 20 percent of the units to very low-income households and 20 percent of the units to low-income households.	150 units	Housing Division, Housing Commission, City Council	The City acquired and started construction on the parcel of land within Irby Ranch with the intent of using the land to provide new affordable housing in partnership with SAHA/Sunflower Hill (both non-profit agencies) which was completed in 2020. There are 31 units affordable to adults with developmental disabilities at Sunflower Hill.	Continue/ Merge: Merge with Program 40.1.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
Housing Discrimination					
42.1	Support State and Federal provisions for enforcing anti-discrimination laws.	-	City Attorney's Office	The City Attorney's Office remains available to support State and Federal provisions for enforcing anti-discrimination laws, as appropriate.	Continue/ Update: Clarify language regarding what support may be appropriately provided by the City Attorney's Office.
42.2	Publicize information on fair housing laws and refer all complaints to the US Department of Housing and Urban Development, ECHO, and the California Department of Fair Employment and Housing.	-	City Attorney's Office	The City continues to provide information and other suggested resources on fair housing laws on the City's website and contracts with ECHO Housing to provide tenant/landlord and fair housing counseling and education programs and other services.	Modify: Expand to include provision of information in multiple languages and accessible formats.
Special-Needs Housing					
43.1	Continue to provide housing opportunities for households with special needs such as studio and one-bedroom apartments for the elderly and single-person households, three-bedroom apartments for large households, specially designed units for persons with disabilities, SROs, emergency shelter and transitional housing for the homeless, and units affordable to extremely low-, low- and very low-income households with single-parent heads of households or those with disabilities (including developmental disabilities). The City will continue to make available funding from sources such as the City's Lower-Income Housing Fund, and	-	Housing Division, City Council	The City's Zoning Ordinance addresses supportive housing, transitional housing, emergency shelters, and reasonable accommodations; however, amendments are required to comply with current state law. During the planning period, the City has provided funding to support these housing types, specifically Kottinger Gardens (185	Modify: Revise to amend the Zoning Ordinance to reflect current state law (e.g., AB 101 for Low Barrier Navigation Centers, AB 2162 for supportive housing, etc.) and requirements for SROs. See Housing Constraints analysis for details.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	the City's Federal HOME and CDBG grants to assist local non-profit agencies and housing developers. The City will also provide technical support to agencies to seek other sources of funding and to plan and develop housing for persons with special needs.			units for lower income elderly) and Sunflower Hill (31 units for adults with developmental disabilities).	
43.2	Require as many low- and very low-income units as is feasible within large rental projects to utilize Universal Design standards to meet the needs of persons with disabilities and to allow for aging in place.	-	City Council	It is the City's practice to require universal design standards, such as roll-in showers, in a minimum of 10 percent of total units in multi-family projects of more than 15 units as a condition of project approval.	Continue/ Update: Update to reflect current City requirements.
43.3	Set aside a portion of the City's CDBG funds each year to developers of extremely low income housing, special needs housing and service providers.	-	City Council	The City continues to set aside CDBG public funds each year for low-income service providers such as Open Heart Kitchen. The City generally does not utilize its CDBG funds for housing-related activities.	Continue/ Modify: Update to reflect typical funding of service providers, but continue flexibility of possible uses for CDBG funds
43.4	Set aside a portion of the City's Lower-Income Housing Fund for housing projects which accommodate the needs of special housing groups such as for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes.	-	City Council	The City used Lower Income Housing Funds for Kottinger Gardens (Phases 1 and 2, 185 total units for lower-income elderly), completed in 2017 and 2019; and the Sunflower Hill project (31 affordable housing units for individuals with developmental	Continue

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
				disabilities), completed in 2020.	
43.5	Give priority for the production of housing for persons with disabilities in infill locations, which are accessible to City services.	-	Housing Division, City Council	Sites for high density housing are located in infill locations and accessible to transit and commercial services.	Modify/ Merge: Merge with Program 43.6 and clarify “give priority” (e.g., expedited permit processing, etc.).
43.6	Encourage the provision of special-needs housing, such as community care facilities for the elderly, and persons with disabilities (including developmental disabilities) in residential and mixed-use areas, especially near transit and other services. The City will provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City provides fee reductions per Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) on the basis of hardship. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.	-	Housing Division, City Council	The City provides fee reductions per Municipal Code Chapter 18.86 (Reasonable Accommodations) of the Municipal Code and offers expedited permit processing for restricted below-market housing projects. See Program 43.1 regarding allowed uses in the Zoning Ordinance.	Modify: Revise to focus on incentives (e.g., reduced fees, expedited processing, etc.) and address allowed uses in Program 43.1.
43.7	Require some units to include Universal Design and accessibility features for all new residential projects receiving governmental assistance, including tax credits, land grants, fee waivers, or other financial assistance. Consider requiring some units to include Universal Design and accessibility features in all other new residential projects to improve the safety and utility of housing for all people, including home accessibility for people	-	Housing Division, Housing Commission, Planning Division, Planning Commission, City Council	See Program 43.2.	Modify: Addressed by Program 43.2.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	aging in place and for people with disabilities.				
Environmental Protection					
46.1	<p>Implement the applicable housing related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan, including:</p> <ul style="list-style-type: none"> - Policy 6 and programs 6.1 and 6.3 of the Air Quality and Climate Change Element - Programs 1.5, 1.7, 1.8, 1.12, 1.13, 1.14, and 3.12 of the Water Element - Program 9.1 of the Community Character Element - Policies 2, 3, 4, 6 and 7 and programs 2.1-2.7, 3.1-3.5, 4.1-4.3, 6.1-6.4, 7.1-7.3, and 7.6 of the Energy Element 	-	<p>Planning Division, Planning Commission, City Council</p>	<p>The City continues to implement applicable housing related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan.</p>	Continue
46.2	<p>Utilize the City's Lower-Income Housing Fund for low-interest loans to support alternative energy usage and/or significant water conservation systems in exchange for securing new and/or existing rental housing units affordable to low- and very low-income households.</p>	-	<p>Housing Division, Housing Commission, City Council</p>	<p>The City encouraged the use of City's Lower Income Housing Fund through a partnership with GRID Alternatives (an ongoing program). However, activity was suspended due to lack of a new contractor.</p>	Modify: Expand so funding is not limited to Lower Income Housing Fund.
City Resolution 10-390 – Non-Discrimination					
47.1	<p>Identify the level of need for special needs housing, including housing for low-income-non-senior adults with disabilities, in the community that is not being met in existing housing. The City Council shall consider</p>	-	<p>Housing Division, Human Services Commission, Housing Commission, City Council</p>	<p>The Housing Needs Assessment for the 5th Cycle Housing Element contains this analysis and identified need.</p>	Delete: The Housing Needs Assessment for the 6 th Cycle Housing Element addresses this.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	the appropriate steps to address the identified needs.				
47.2	Survey older multi-family residential complexes and consider utilizing the City's Lower-Income Housing Fund, Federal funds, and/or other funds to provide low-interest loans to retrofit existing residential units for the purpose of developing three bedroom rental units affordable to large low- and very low-income households.	-	Housing Division	See Program 12.2.	Modify/ Merge: Merge with Program 12.2.
47.3	The City will coordinate a workshop with non-profit housing developers and owners of sites rezoned to accommodate housing affordable to low- and very low-income households for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc. The City will utilize its Lower-Income Housing Fund, Federal funds, and/or other funds/financial support to assist with the acquisition of a site or to assist with development of a project with three bedroom units affordable to large low- and very low-income households by a non-profit housing developer. The City will work cooperatively with developers to identify any funding gap in project financing and will make contributions from its Lower Income Housing Fund to help close this gap. A minimum of \$1 million will be made available for this purpose.	-	Housing Division, City Council	The City continued working with developers to identify funding gaps in project financing. The City provided contributions from its Lower Income Housing Fund for Kottinger Gardens and the Sunflower Hill project, but neither contain three-bedroom units, since one project was an exclusively senior housing project, and the other for developmentally disabled adults; neither of these groups required 3-bedroom units. However, all of projects constructed in the 4 th and 5 th Cycle Housing Element Planning Period, for which inclusionary units were required, provided a minimum of 10% of those units as 3-bedroom units.	Modify: Revise program for outreach and coordination with property owners and developers. Remove funding commitment as this Settlement Agreement obligation has been satisfied.

Table D-1: Existing Housing Element Programs Review

Program #	Program	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
47.4	As part of the City's Consolidated Annual Performance Evaluation Report approval, or other time deemed appropriate by the City Manager, the City Manager will present a report regarding the City's efforts to fulfill Resolution 10-390, the success of the efforts and the plan and proposals to attract well-designed housing affordable to low- and very low-income households with children in the future.	-	Housing Division	Annually, the City provides the Consolidated Annual Performance Evaluation Reports (CAPER) and the Housing Element Annual Progress Report.	Delete: This Settlement Agreement obligation has been satisfied.
47.5	The City will work in good faith with non-profit and for-profit developers to secure property, within Pleasanton and its current sphere of influence, for the development of well-designed affordable housing for families with children in Pleasanton.	-	Housing Division, Planning Division	During the planning period, 1.64 acres of land dedicated to the City was used in partnership with Sunflower Hill to develop 31 affordable housing units for individuals with developmental disabilities, completed in 2020.	Modify/ Merge: Merge with Program 47.3 and include more specific outreach objectives and timeframes.
Senate Bill (SB) 2					
48.1	Revise the Zoning Ordinance to permit transitional and supportive housing in all zones allowing residential uses and define transitional and supportive housing as residential uses allowed in the same way and subject to the same development regulations that apply to other dwellings of the same type in the same zone.	-	Housing Division, Housing Commission, Planning Division, Planning Commission, City Council	The Zoning Ordinance was amended, but recent state laws have expanded requirements. See Program 43.1.	Delete: Addressed by Program 43.1.

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Appendix E: Public Participation Summaries

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City of Pleasanton 6th Cycle Housing Element Update Community Meeting #1

Thursday, June 24, 2021, 6:00 p.m.
Zoom Meeting

Introduction

On June 24, 2021, the City of Pleasanton hosted a virtual community meeting, the first in a series of community meetings for the 6th Cycle Housing Element Update. This meeting is part of a comprehensive public engagement strategy, intended to inform the community about the Housing Element Update and provide opportunities for residents and stakeholders to voice opinions throughout the process. The purpose of this meeting was to introduce the Housing Element Update to the community, provide an opportunity for early input, and learn about initial concerns and ideas related to housing in Pleasanton.

Outreach

Invitations to the community meeting were distributed via email to 133 subscribers to the City's Housing Element Update opt-in email notification list. A save the date email was sent approximately three weeks ahead of the meeting, and the following email was distributed more than a week prior to the meeting:

THE CITY OF
PLEASANTON

HOUSING ELEMENT UPDATE

COMMUNITY MEETING

www.pleasantonhousingelement.com

Housing Element Community Meeting held via Zoom
Thursday, June 24th, 6 p.m.

We want to hear from you!

While the COVID-19 pandemic still limits our ability to meet in person, you can make your voice heard at our upcoming online community meeting. Attend a virtual workshop where you can learn more, ask questions and offer comments on the Housing Element Update. We want your input on Pleasanton's housing challenges and opportunities. Please join us for our first Community Meeting to be held on Thursday, June 24th at 6 p.m. Click on this [Zoom Link](#) or use the following Zoom link to join: <https://cityofpleasanton.zoom.us/j/93556877213>

For additional information visit our Housing Element project website at PleasantonHousingElement.com or you may email Jennifer Hagen, Associate Planner at jhagen@cityofpleasantonca.gov or through the Housing Element email at HousingElement@cityofpleasantonca.gov

Additionally, the community meeting was promoted through the Housing Element Update website (www.pleasantonhousingelement.com), the City website (www.cityofpleasantonca.gov), advertised in local newspapers including article write-ups, advertised in the City weekly e-newsletter, and advertised on Facebook, Twitter, and Nextdoor through City accounts.

Format

This community meeting offered an alternative meeting format that was solely focused on the Housing Element Update and scheduled outside of formal City Council and Commission meetings. Due to COVID-19 conditions, the meeting was held virtually via Zoom with the option to participate over the phone. The meeting was recorded and posted to the Housing Element Update website so it could be viewed at any time. Also, the presentation included the City's project contact information and was posted on the Housing Element Update website prior to the meeting to facilitate additional comments or questions.

The meeting was opened by the Ellen Clark, Community Development Director, who welcomed attendees and introduced the City's team, including Jennifer Hagen, Housing Element Update Project Manager and Lisa Wise Consulting, Inc. (LWC) staff. The team presented on the following topics (attached as Exhibit A):

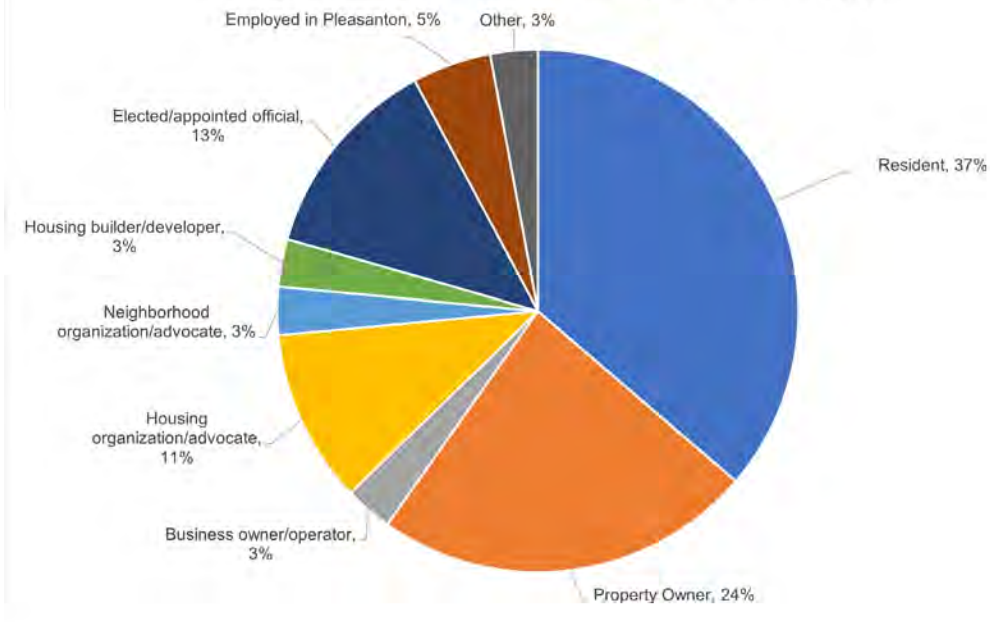
- Housing Element Basics
- Regional Housing Needs Allocation (RHNA)
- Housing Element Update Process
- Housing in Pleasanton

During the presentation, attendees were encouraged to participate in live polling and ask questions and provide comments through the Zoom chat function. After closing the presentation, no questions were submitted, and the attendees were assigned to one of three virtual breakout rooms for a facilitated discussion (see Breakout Rooms below).

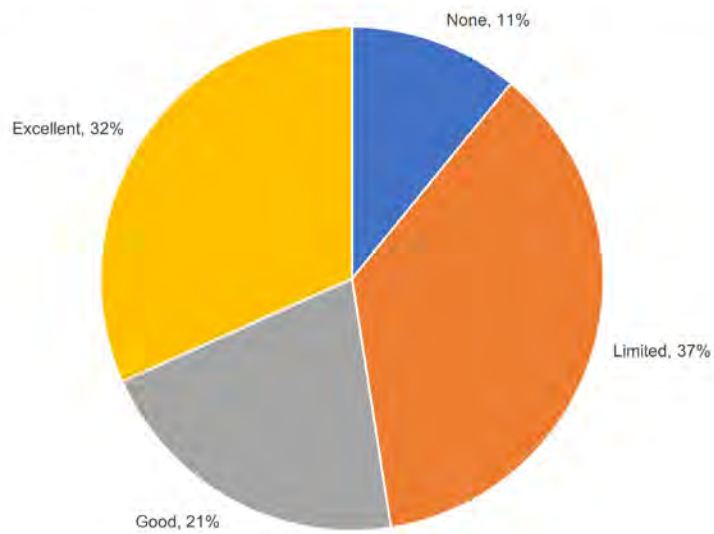
Attendees and Live Polling Results

In addition to City Councilmembers, Commissioners, and staff, the meeting was attended by approximately 22 members of the public. At the start of the meeting, attendees were asked to participate in a poll to identify their affiliation with Pleasanton and their familiarity with housing elements. Approximately 20 attendees participated in the poll. Attendees were primarily residents and property owners with a range of familiarity with housing elements. Multiple responses were allowed for affiliation. The poll results are shown on the following page.

What is your affiliation with Pleasanton (Select all that apply)



How would you describe your level of familiarity with housing elements?



Breakout Rooms

Three virtual breakout rooms were facilitated, which allowed approximately seven attendees in each room, along with City and LWC facilitators and notetakers. Miro, an online collaborative visualization software, was used to encourage discussion, pose the same questions across all breakout rooms, and conduct notetaking that was visible to breakout room participants. Three questions were asked to prompt conversation:

1. What are the main housing challenges in Pleasanton?
2. What groups are most impacted by housing challenges and what types of housing would be most appropriate to best serve them?
3. What kinds of tools and strategies would you like for Pleasanton to consider supporting and facilitate housing?

Each breakout room had one Miro board for each question. City and LWC notetakers posted comments via sticky notes to each Miro board. Certain pre-scripted sticky notes based on comments already received by the City were provided to facilitate discussion. A summary of these discussions is below (Miro boards are attached as Exhibit B).

Question 1: What are the main housing challenges in Pleasanton?

The following is a summary of input prompted by the first breakout room question:

- A. Lack of housing choices especially for a variety of income levels (e.g., a lack of variety in unit size, building size, housing types, supportive housing, and housing tenure).
- B. Limited housing choices is resulting in high housing costs and limited opportunities for upward mobility (e.g., rental costs are so high that it limits someone's ability to save enough money to buy a home in Pleasanton). People are moving to neighboring cities because housing is too expensive in Pleasanton.
- C. Not enough inventory for those making 120% Area Median Income (AMI).
- D. High homeowners association fees are a challenge.
- E. Below market deed restrictions used to be a solution but the cap on deed restricted resale prices is an issue.
- F. There is limited developable land to provide housing. Pleasanton is largely built out compared to neighboring communities, and the limited land that is available is not designated for housing.
- G. Lack of affordable housing within Pleasanton, especially in transit-oriented development (TOD) opportunity areas (e.g., BART) where parking requirements can be relaxed for development.
- H. The City's policy preference for commercial development over residential development has resulted in a shortage of affordable housing.
- I. Regulatory hurdles like lengthy permitting processes, high parking standards, and the uncertainty in the process of getting entitlements approved are challenges to affordable housing.
- J. There is general community opposition to high density development. Maintaining "community character" was cited multiple times as the reasoning for this opposition.
- K. Lack of a jobs-housing balance in Pleasanton. Directly related to this, participants also indicated traffic concerns especially related to the growth of Pleasanton.
- L. Teachers were noted as a specific disadvantaged group that needs special attention. City should have programs or incentives to encourage teachers to live in Pleasanton. Good schools were the reason for some participants moving to Pleasanton and the lack of housing for teachers is concerning.
- M. Climate change and California's current drought is an added challenge to addressing housing.

Question 2: What groups are most impacted by housing challenges and what types of housing would be most appropriate to best serve them?

The following is a summary of input prompted by the second breakout room question. For this two-part question, participants first noted who is most impacted by housing challenges in Pleasanton:

- A. Elderly, seniors who require assisted living
- B. People who have disabilities
- C. Large families
- D. Low-income families
- E. People experiencing homelessness
- F. Young people
- G. Empty nesters

The following were suggested types of housing most appropriate for the groups identified above:

- A. Affordable housing including "affordable by design" housing, affordable housing provided by non-profits
- B. Workforce housing
- C. Attached townhomes
- D. Smaller rental units for young professionals
- E. Multi-family housing needed for lower income
- F. Single-family homes with multi-generational living
- G. Senior housing
- H. Apartments with on-site support services
- I. ADA accessible/compliant housing

Question 3: What kinds of tools and strategies would you like Pleasanton to consider supporting and facilitating housing?

The following is a summary of input prompted by the third breakout room question:

- A. Relate the climate action plan and its relevant goals, policies, programs, and incentives to the Housing Element Update.
- B. Provide flexibility in zoning (e.g., allow residential projects in non-residential zones, allow modification of existing single-family, etc.).
- C. Provide means for elderly to age in place with modifications to their single-family home.
- D. Streamline the approval process.
- E. Consider reducing parking requirements.
- F. Support incentives from state legislation that would provide financial incentives for employees to live in Pleasanton.
- G. Increase and diversify the housing stock to address special housing needs. Promote building denser, taller buildings that are sensitive to "neighborhood character". This could include missing middle housing types like duplexes, triplexes, and fourplexes.
- H. Promote in-fill commercial development.
- I. Identify publicly owned land for affordable housing.


- J. Consider housing on Bernal Avenue (this would require voter approval).
- K. Partner with nonprofit developers.
- L. Promote housing near transit.
- M. Establish a first-time home buyers program.
- N. Need short and long-term education programs to help the community understand housing issues.
- O. Consider the possibility of increasing intensity in underperforming commercial areas.
- P. Explore what other cities that are similar to Pleasanton have done to address their housing issues.

Report Out and Closing

After the completion of breakout room discussions, all meeting participants reconvened. The facilitator from each breakout room summarized the key points from the breakout room discussion to the whole group. The City identified that all input will be used to inform the Housing Element Update analysis and outreach going forward.

In closing, the City encouraged participants to take an online survey for the Housing Element Update, which had recently been made available.

Exhibit A: Presentation



The banner features the City of Pleasanton logo at the top, followed by the text "HOUSING ELEMENT UPDATE" in large, bold, dark green letters. Below this is a dark green silhouette of mountains, and the text "COMMUNITY MEETING" is centered in white. At the bottom of the banner, there are small icons of buildings and a website URL: www.pleasantonhousingelement.com.

**Thank you for joining the meeting.
We will begin momentarily.**

You are automatically muted.

1



The banner features the City of Pleasanton logo at the top, followed by the text "HOUSING ELEMENT UPDATE" in large, bold, dark green letters. Below this is a dark green silhouette of mountains, and the text "COMMUNITY MEETING" is centered in white. At the bottom of the banner, there are small icons of buildings and a website URL: www.pleasantonhousingelement.com.

Housing Element Update

Community Meeting #1 – Kickoff/Introduction

June 24, 2021



2

Introductions

City of Pleasanton Staff

- Ellen Clark, Community Development Director
- Shweta Bonn, Senior Planner
- Jennifer Hagen, Associate Planner, Project Manager

Lisa Wise Consulting, Inc.

- Lisa Wise, President
- David Bergman, Director
- Jen Murillo, Senior Associate



3

Purpose of this Community Meeting

- Provide an overview of the housing element update
- Gather early input from the community
- Learn about initial community concerns and ideas



4

Participate During the Meeting!

- Respond to live Zoom polling questions
- Ask questions or provide comments during the presentation using the Zoom chat feature
- Participate in the breakout group discussion



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Agenda

- **Welcome!** (6:00-6:05 p.m.)
- **Live Zoom Polling** (6:05-6:10 p.m.)
- **Presentation** (6:10-6:30 p.m.)
- **Q&A** (6:30-6:40 p.m.)
- *Transition to virtual breakout rooms (6:40-6:45 p.m.)*
- **Breakout Discussions** (6:45-7:15 p.m.)
- **Breakout Groups Report Out** (7:15-7:25 p.m.)
- **Wrap Up & Next Steps** (7:25-7:30 p.m.)



6

Live Zoom Polling

1. What is your affiliation with Pleasanton?



2. How would you describe your level of familiarity with housing elements?



7

Housing Element Basics



8

Purpose of the Housing Element

State Housing Element Law

- Intended to require that jurisdictions can accommodate growth and identify sites for their “fair share” of affordable housing
- Recognizes housing as a critical need; the government and private sector must work together to address it
- Cities are not required to build or initiate housing projects, but ensure zoning capacity exists to build housing



9

What is the Housing Element?



The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing at all income levels

Other General Plan Elements



Land Use



Mobility



Conservation



Open Space



Safety



Noise



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Housing Element Components



Policy and Programs Review: Evaluation of policies and programs from the current housing element



Housing Needs Assessment: Review of the existing and projected housing needs; consider special needs populations



Adequate Sites Inventory: List of land suitably zoned to accommodate the City's share of regional housing need



Housing Resources Assessment: Resources that support the development, preservation, and rehabilitation of housing



Housing Constraints Assessment: Assessment of governmental and non-governmental constraints to housing development



Implementation Plan: Goals, policies, and programs for addressing the City's housing need



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New Housing Legislation

The State continues to pass new housing legislation

- More stringent requirements for identifying and maintaining a supply of adequate housing sites
- Expanded requirements for addressing fair housing and segregation issues
- Additional penalties for housing element non-compliance



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Regional Housing Needs Allocation (RHNA)



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Regional Housing Needs Allocation

- State determines the number of new housing units needed on a regional basis
- The Bay Area must plan for 441,176 new housing units
- Association of Bay Area Governments (ABAG) determines how the units are distributed among Bay Area cities and counties
- Each jurisdiction must show it can accommodate its total RHNA number and allocations by income level



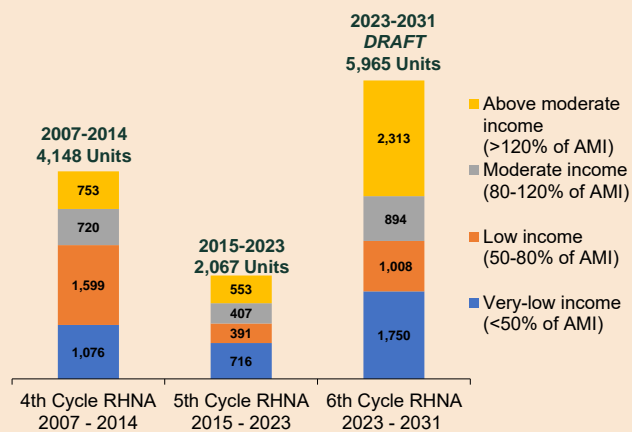
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RHNA – ABAG Process



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Pleasanton's Draft RHNA Comparison



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Pleasanton's RHNA Progress

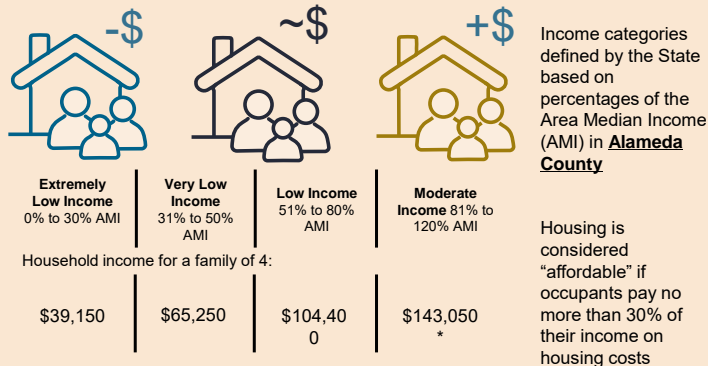
Current Cycle (2015-2023) RHNA Progress

Income Level	RHNA Allocation	Total Units	Total Remaining
Very Low	716	230	486
Low	391	78	313
Moderate	407	45	362
Above-Moderate	553	1,310	0
Total	2,067	1,663	1,161



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Affordable Housing Income Levels



* Moderate income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).



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Housing Element Update Process



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Housing Element Update Process



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Housing in Pleasanton



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Importance of Housing in Pleasanton

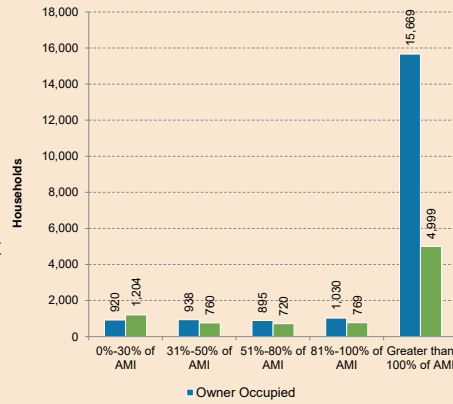
- Affordable homes can ***attract and retain employees***
- Shorter commutes ***reduce traffic congestion, air pollution, and expenditures on roads***
- A mix of housing options ensures opportunities for ***all to improve their economic situation and contribute to the community***
- Adequate and affordable housing can help address ***issues of displacement and homelessness***



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Household Income Level by Tenure

- High rate of home ownership (70%)
- Renters and owners at all income levels
- Only the lowest income category has more renters than owners



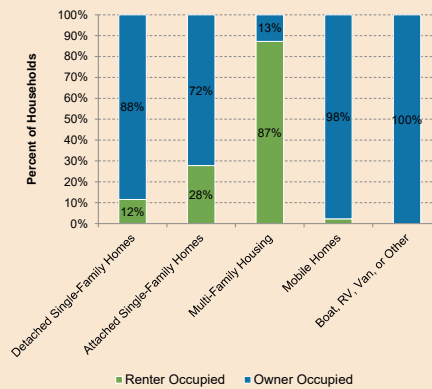
Note: *AMI – Area Median Income
Source: HUD, CHAS 2013-2017



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Housing Tenure by Housing Type

- Housing stock is primarily single family
- Most single-family homes are owned
- Most multi-family housing units are rented



Source: U.S. Census Bureau, ACS 2015-2019



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Home & Rent Values

It is **more expensive** to own or rent a home in Pleasanton than in the County or Bay Area

- **Typical home value - \$1,213,900**
 - County - \$951,380
 - Bay Area - \$1,077,230 in the Bay Area.
- **Median rent - \$2,290 per month**
 - County - \$1,690
 - Bay Area - \$1,850

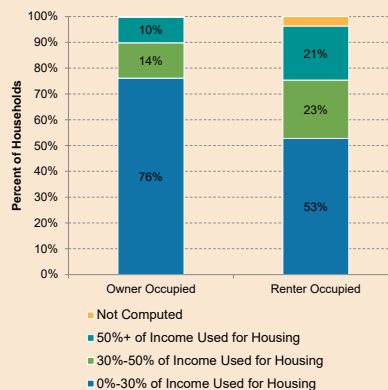
(Note – Zillow zip code rental data shows an observed market rate rent at around \$3,200 per month)



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Cost Burden by Tenure

- Renters are more cost burdened than homeowners
- Almost 1 in 4 renters spend 30-50% of income on housing
- 21% of renters are severely cost-burdened



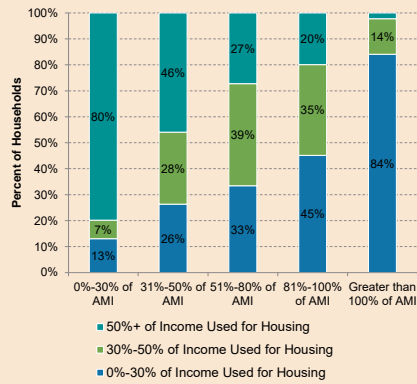
Source: U.S. Census Bureau, ACS 2015-2019



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Cost Burden by Income Level

- Lower income households are most cost burdened
- Almost 9 of 10 extremely low-income households are cost burdened
- Over half of moderate-income households are cost burdened



Note: *AMI - Area Median Income
Source: HUD, CHAS, 2013-2017



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Workforce Housing

Many households not eligible for subsidies still struggle to afford housing

Four-person household earning \$110,000 - \$225,000

- Affordable rents - starting at \$3,100
- Affordable home purchase price - starting at \$508,000

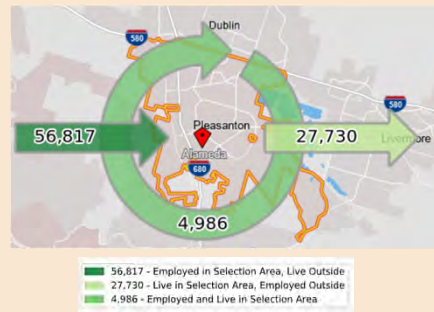
- Automotive mechanics (\$61,560/yr)
- Transit bus drivers (\$61,810/yr)
- Licensed vocational nurses (\$74,520/yr)
- Paralegals / legal assistants (\$75,820/yr)
- Teachers (\$86,200/yr)
- Accountants (\$101,090/yr)
- Physical therapists (\$103,350/yr)



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Jobs and Workers

- There are fewer employed residents than jobs in Pleasanton
- Pleasanton is a net importer of workers
- Only 8% of people employed in Pleasanton live in Pleasanton



Source: U.S. Census Bureau, ACS 2015-2019, LEHD 2018



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How can the Housing Element help?

The Housing Element must:

- Identify local housing needs and constraints
- Include programs to help provide housing for all (seniors, persons with disabilities, homeless, etc.)
- Include actions to expand housing production at all income levels
- Identify sites that can accommodate the RHNA (housing units at all income levels)



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Q & A



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Breakout Discussions



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Breakout Discussions

- Transition to virtual breakout rooms (6:40-6:45 p.m.)
- Breakout discussions (6:45-7:15 p.m.)
- Breakout groups report out (7:15-7:25 p.m.)



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Breakout Discussions

1. What are the housing challenges in Pleasanton?
2. What groups are most impacted by housing challenges and what types of housing would be most appropriate to best serve them?
3. What kinds of tools and strategies would you like for Pleasanton to consider to support and facilitate housing?



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Breakout Discussions – Report Out



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Breakout Discussions Report Out

1. What are the housing challenges in Pleasanton?
2. What groups are most impacted by housing challenges and what types of housing would be most appropriate to best serve them?
3. What kinds of tools and strategies would you like for Pleasanton to consider to support and facilitate housing?



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Wrap Up & Next Steps



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Wrap Up

Thank you for your input! We will use what we heard tonight to inform our analysis and outreach going forward.



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Next Steps

Take the On-line Survey!

Link Posted in the chat, or you can find it on our project website or directly at:

<https://bit.ly/HEUCommunitySurvey>



Behind the Scenes: Summer 2021

- Continue technical analysis (housing needs assessment, policy and program review, etc.)
- Initiate site selection criteria and inventory analysis

Upcoming Meetings

- Stakeholder Meetings - July/August
- Next round of public meetings – Late Summer/Fall: Housing Sites Analysis and Selection Criteria



39

Stay Informed and Involved!

Pleasanton Housing Element Update Webpage:

www.pleasantonhousingelement.com

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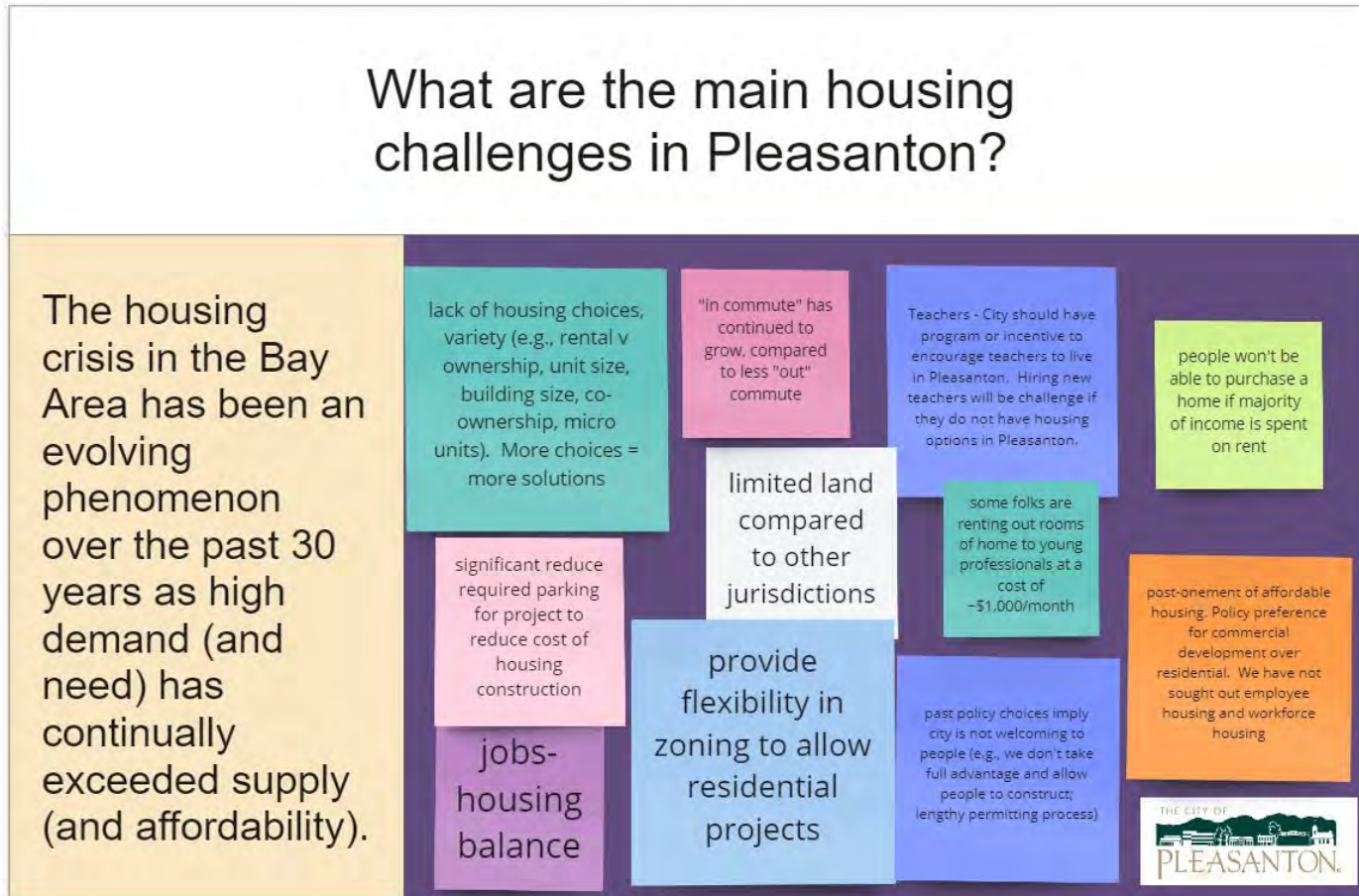


40

Exhibit B: Breakout Room Miro Boards

Question 1

F1 Q1



What are the main housing challenges in Pleasanton?

The housing crisis in the Bay Area has been an evolving phenomenon over the past 30 years as high demand (and need) has continually exceeded supply (and affordability).



What are the main housing challenges in Pleasanton?

The housing crisis in the Bay Area has been an evolving phenomenon over the past 30 years as high demand (and need) has continually exceeded supply (and affordability).

Easy to find apartment in Pleasanton; more rentals available (COVID?)

become more expensive over time - kids can't afford to live here

Apartments are rental units, renters can't move up

Town seems to be built-out; excellent bike system, trails; BART next to freeway/Mall

Ppl going to neighboring cities b/c too expensive in Pleasanton. Below market used to be a solution but cap on deed restricted resale prices is an issue. High HOAs are a challenge. Not enough inventory for those making 120% AMI

Lifestyle choice to rent, flex for moving based on son's college choice

In future may move less dense, lower tax location

Live in Pleasanton b/c schools +



Question 2

F1 Q2

What groups are most impacted by housing challenges and what types of housing would be most appropriate to best serve them?

Workers are traveling increasingly long distances to get to work, and many young families, long-time residents, and other members of the community find it difficult to afford housing where they want to live.

people that work in Pleasanton but do not live in Pleasanton

elderly people may move (and provide opportunity to young family) if there was another option to stay in Pleasanton

need "affordable by design" housing

non-profit housing

professionals such as engineers choose to live in Pleasanton due to high costs in Silicon Valley and must commute

little turnover of housing stock

housing that is smaller and lower cost for young professionals

homes are not designed to be accessible (e.g. ADA requirements)

young people cannot afford to live in Pleasanton

older residents prefer to stay in home - affects turnover so provide seniors other options



What groups are most impacted by housing challenges and what types of housing would be most appropriate to best serve them?

Workers are traveling increasingly long distances to get to work, and many young families, long-time residents, and other members of the community find it difficult to afford housing where they want to live.



What groups are most impacted by housing challenges and what types of housing would be most appropriate to best serve them?

Workers are traveling increasingly long distances to get to work, and many young families, long-time residents, and other members of the community find it difficult to afford housing where they want to live.

Elderly

Empty Nesters

Special Needs

Single-family homes w multi-generational living

Apartments w on-site support services

Large families

More common 1-2 kids

More attached townhomes needed; smaller units

Rental, multi-family housing needed for lower income

Not obvious homeless population

Those in need unable to live in Pleasanton

Non-low income families can't afford Pleasanton; so much more difficult for lower income

THE CITY OF PLEASANTON

Question 3

F1 Q3

What kinds of tools and strategies would you like for Pleasanton to consider to support and facilitate housing?

All California cities and counties are required to have a Housing Element which establishes housing objectives, policies and programs in response to community housing conditions and needs.

carbon credits

flexible zoning (e.g., allow modification of existing single-family)

emphasize housing for young people (ages 18-25) more studios, smaller units ***
room for rent are in greater supply than demand

diversified housing stock

consider housing on Bernal (vote?)

tying the HE to the CAP (commuting long distances)

elderly people plan to live in single family homes long-term / would prefer to age in place with modifications

streamlining the approval process

many community members may not like taller, denser buildings

consider reducing parking requirements

diversify housing stock (e.g., micro units)

consider impacts to schools (e.g., overcrowding, particularly at elementary and middle schools)

support incentives from State legislation that would provide financial incentives for employees in live in the city

building denser, taller buildings



What kinds of tools and strategies would you like for Pleasanton to consider to support and facilitate housing?

All California cities and counties are required to have a Housing Element which establishes housing objectives, policies and programs in response to community housing conditions and needs.

Promote in-fill commercial development

Identify publicly owned land for Affordable Housing

Partner with nonprofit developers

Promote Housing near Transit

Establish a 1st Time Home buyers program

Need a State certified Housing Element

Need ST and LT education programs to help the community understand housing issues

Focus on teachers and firefighters



What kinds of tools and strategies would you like for Pleasanton to consider to support and facilitate housing?

All California cities and counties are required to have a Housing Element which establishes housing objectives, policies and programs in response to community housing conditions and needs.

Emphasize transit near housing - could help add housing for ppl to move into Pleasanton

Discuss possibility of increasing intensity in underperforming commercial areas

What have other cities like Pleasanton done to address these issues?

Desirable to live close to BART

See more construction in Dublin, Livermore, why? Fewer units being built in Pleasanton increases prices. What are these other cities doing





MEMO

To: Ellen Clark | Director, Community Development Department - City of Pleasanton
From: Jennifer Murillo | Senior Associate - Lisa Wise Consulting, Inc.
Date: September 9, 2021
Subject: Pleasanton 6th Cycle Housing Element Update - Stakeholder Groups Summary

Stakeholder Groups Overview

The City of Pleasanton conducted three stakeholder group meetings as part of the preparation of the 6th Cycle Housing Element Update. The three stakeholder groups consisted of the following:

1. For- and non-profit housing developers
2. Community and housing advocates
3. Local institutions and businesses

Two stakeholder group meetings, one with housing developers and one with community and housing advocates, were led by the City's consultant, Lisa Wise Consulting, Inc. (LWC). In addition, staff attended and presented to local institutions and businesses at the Chamber of Commerce's Economic Development & Government Relations (EDGR) meeting. This memo summarizes the feedback received during these stakeholder group meetings.

For- and Non-Profit Housing Developers & Community and Housing Advocates

The housing developers and community and housing advocates meetings were conducted virtually via Zoom on Tuesday, August 10, 2021 and Thursday, August 12, 2021, respectively. 23 individuals with special knowledge and interest in housing issues in Pleasanton participated. The purpose of the meetings was to introduce the Housing Element update process and solicit feedback on housing related issues and opportunities which will inform and support the development of Housing Element policies and programs.

Each meeting began with a presentation by LWC on the Housing Element, including purpose, components of a Housing Element, and overview of State requirements. Following the presentation, LWC facilitated a discussion guided by open-ended questions about fair housing issues, market characteristics, development constraints, housing needs (including special needs groups), and unique housing conditions and opportunities in the city. Participants were encouraged to respond to the questions verbally, but the chat function was also available for use, if preferred. The presentation is included in Attachment A and the questions are provided in Attachment B.

The participants were invited to join a meeting based on their industry and area of familiarity. The City identified and sent email invitations to 147 individuals, with reminder notifications sent closer to the date. Of the 147 invited individuals, 33 RSVP'd, and 23 individuals participated (7 in the housing developers meeting and 16 in the community and housing advocates meeting).

Local Institutions and Businesses

The Chamber of Commerce's EDGR meeting was held on Tuesday August 24, 2021 and was held with attendees both in person and over Zoom. The purpose of staff's presentation was to introduce the Housing Element update process and solicit feedback on housing related issues and opportunities which will inform and support the development of Housing Element policies and programs. The general consensus of comments indicated that local businesses are having a difficult time recruiting employees and young

professionals recently out of college or just entering their fields due to the lack of housing affordable to entry level workers. In addition, many members commented on the need to focus on workforce housing (such as smaller units) to meet the needs of local employees.

Summary of Feedback

The following is a summary of the input received from all participants, in aggregate format.

A. Housing Needs

1. Underserved groups tend to be low-income individuals, senior individuals with fixed income, special needs population (e.g., those with intellectual and developmental disabilities) with fixed income, chronically homeless families, single-income families, and veteran families.
2. There is a need and an interest in creating workforce housing, especially for essential workers (e.g., full-time workers making \$20 per hour or less), non-profit staff, service industry, caregivers, and commuters.
3. Housing affordable to entry level workers is needed. Consider smaller units to meet the needs of local employees.
4. Rental units that actively accept Section 8 vouchers are needed.
5. There is an ongoing struggle for lower-income households with fixed incomes to hold on to units due to rising rents. This can result in a choice between paying for rent and paying for utilities/groceries.
6. Accessory Dwelling Units (ADUs) are growing in demand for market-rate residents, but multi-generational housing needs to be encouraged.
7. A diverse range of housing types with different unit types (studios and one to three-bedroom units), multi-story apartment buildings, tiny homes, and long-term transitional housing are needed.
8. Deeply affordable one to two-bedroom apartments with rent lower than market rate are needed.
9. Below market rate (BMR) apartments are still priced too high. After someone qualifies and moves in to a BMR unit, they may be unable to pay rent, utilities, and other bills and return to being homeless.
10. Affordable and mixed-income housing near public transportation and essential services is needed.
11. Neighborhoods need better integration of housing opportunities across all income brackets.
12. Strong need for co-living and congregate care facilities for developmentally disabled adults.

B. Housing and Development Constraints

1. There is a lack of land suitable for residential development.
2. Affordable housing development is challenging on expensive land and require outside funding. Need strong, local, and new funding sources to support affordable development.
3. Fees in Pleasanton, both City and other agency/district fees, are high.

4. The current fee schedule is a disincentive to building smaller, more affordable units; the fee schedule charges on a per-unit basis, regardless of unit size.
5. Higher density projects (i.e., podium construction) are too expensive to build in the Tri-Valley area.
6. Development standards need to be reevaluated to increase flexibility in housing production, especially maximum height standards and parking regulations Downtown. The Downtown height limit of two stories combined with parking requirements makes vertical mixed-use projects challenging.
7. The Planned Unit Development (PUD) process is inefficient and time-intensive, often taking over a year (i.e., 14 to 16 months); some applicants hire consultants to help navigate the process. The same PUD process applies to all residential projects regardless of size.
8. City staff capacity is limited to process development applications, which also extends the entitlement process.
9. A clear and concise set of rules should be established for development.
10. The political environment regarding new housing in Pleasanton is challenging. There is a perception that there isn't a "need" for more affordable housing because lower-income households still find ways to remain.
11. The preference for developing larger homes limits the ability of essential workers, non-profit staff, and commuter populations from moving into the city.
12. It is difficult to get connected to the proper persons at service and support organizations. This is critical to provide accurate information and guidance to support underserved groups.

C. Policy/Program Recommendations

1. Educate all renters and potential eligible populations about available housing programs and services. Provide services and support in multiple languages.
2. Improve collaboration and communication between the City, non-profit organizations, service providers, and social workers to have processes in place and to educate qualifying population about affordable housing programs and services. Replicate what has been done in Livermore, which has been effective.
3. Develop policies that generate funds to build needed housing types. The City should consider research into more innovative funding sources (e.g., raising taxes on market-rate housing for the affordable housing trust fund).
4. Explore various programs and policies that encourage equal opportunity to housing such as permanent affordability and inclusionary zoning.
5. Proactively work with non-profit developers to understand barriers to development and how to reduce those barriers.
6. Streamline the permitting process to reduce cost of development and time spent on entitlement. An expensive development process will defeat any well-intentioned policy due to excess time and money spent on the administrative process and approval procedures.

7. Streamline affordable housing development on faith-based institution properties. Educate faith-based communities on the process and benefits of providing housing; these properties are interested in building housing.
8. Streamline development and approval for ADUs.
9. Provide ongoing support through financial education and resources for families struggling to maintain a stable living situation.
10. Provide programs to remove linguistic isolation and discrimination due to race, language, or overcrowding.
11. Provide additional rental subsidies to help address need considering the overloaded Section 8 program.
12. Protect Section 8 voucher holders from discrimination in using the vouchers.
13. Expand Goodness Village (affordable permanent supportive housing for people experiencing chronic homelessness located in Livermore) and funding sources for Housing Consortium of the East Bay.

Attachment A: Stakeholder Group Presentation

Housing Element Update

Stakeholder Meeting – Housing Developers

August 10, 2021



1

Introductions

City of Pleasanton Staff

- Ellen Clark, Community Development Director
- Shweta Bonn, Senior Planner
- Jennifer Hagen, Associate Planner, Project Manager

Lisa Wise Consulting, Inc.

- David Bergman, Director
- Jen Murillo, Senior Associate



2

Agenda

- **Welcome & Introductions** (10:30 - 10:40 a.m.)
- **Presentation** (10:40 - 10:50 a.m.)
- **General Questions** (10:50 - 10:55 a.m.)
- **Discussion** (10:55 - 11:55 a.m.)
- **Wrap Up & Next Steps** (11:55 a.m. - 12:00 p.m.)



3

Introductions

Stakeholders

- Please give a brief introduction
- What type(s) of housing does your organization specialize in?
- What role does your organization play in helping provide housing in Pleasanton?



4

Presentation



5

Purpose of Stakeholder Meetings

Purpose:

- Discuss housing opportunities and constraints
- Gain deeper understanding of available resources
- Gather policy and program recommendations



Who:

- Community and housing advocates
- Housing developers (for-profit and non-profit)
- Local institutions and businesses



6

What is the Housing Element?



The Housing Element is a State-mandated section of the City's General Plan. It must:

- Assess community housing needs and housing stock conditions
- Establish a roadmap to accommodate projected housing demands
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing at all income levels

Other General Plan Elements



Land Use



Mobility



Conservation



Open Space



Safety



Noise



7

Housing Element Components



Policy and Programs Review: Evaluation of policies and programs from the current housing element



Housing Needs Assessment: Review of the existing and projected housing needs; consider special needs populations



Adequate Sites Inventory: List of land suitably zoned to accommodate the City's share of regional housing need



Housing Resources Assessment: Resources that support the development, preservation, and rehabilitation of housing



Housing Constraints Assessment: Assessment of governmental and non-governmental constraints to housing development



Implementation Plan: Goals, policies, and programs for addressing the City's housing need

8

Regional Housing Needs Allocation

Regional Housing Needs Allocation (RHNA)

- Projected number of new housing units needed
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level
- Mandated by State law

City of Pleasanton's Draft RHNA		
Income	Number of Units	Percent
Very Low < 50% AMI	1,750	29%
Low 50-80% AMI	1,008	17%
Moderate 80-120% AMI	894	15%
Above Moderate > 120% AMI	2,313	39%
Total	5,965	100%

* AMI = Area Median Income (Alameda County)
Area median income 4-person household: \$125,600



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How does the Housing Element help?

The Housing Element must:

- Identify local housing needs and constraints
- Include programs to help provide housing for all (seniors, persons with disabilities, homeless, etc.)
- Include actions to expand housing production at all income levels
- Identify sites that can accommodate the RHNA (housing units at all income levels)



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Housing Element Update Process



11

Stakeholder Meeting Protocols

Group Norms

- Each participant will be treated with respect
- Please be mindful of time
- Allow other participants to finish speaking before beginning to speak

Format

- Open discussion with guided questions
- While chat function will be available, focus will be on the dialogue

Recordation

- Chats will be saved
- Summary notes will be prepared



12

General Questions?



13

Discussion

Question 1: What are the unique challenges with building housing in Pleasanton?

- a. What are the unique challenges with building ***affordable*** housing in Pleasanton?



14

Discussion

Question 2: Are there any specific constraints with residential development standards and/or approval procedures in Pleasanton?



15

Discussion

Question 3: What are the most in demand types of housing products in Pleasanton, and how do you see those needs changing over the next few years?

- a. What can the City do to facilitate these types of housing developments?



16

Discussion

Question 4: Where (geographically) do you see opportunities for housing in Pleasanton?

- a. Which of these areas would provide the best opportunities for ***affordable*** housing?



17

Discussion

Question 5: Tell us about your most successful housing project in Pleasanton or nearby communities. Why was it successful, and what are the key factors for that success?



18

Wrap Up

Thank you for your input! We will use what we heard today to inform our analysis and outreach going forward.

We may reach out for follow up calls.



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Next Steps

Take the On-line Survey!

Link posted in the chat, or you can find it on our project website (www.pleasantonhousingelement.com) or directly at: <https://bit.ly/HEUCommunitySurvey>



Behind the Scenes: Summer 2021

- Continue technical analysis (housing needs assessment, policy and program review, etc.)
- Initiate site selection criteria and inventory analysis

Upcoming Meetings

- Housing Sites Selection Criteria - Late August/September
- Preliminary Report - September/October



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Stay Informed and Involved!

Pleasanton Housing Element Update Webpage:
www.pleasantonhousingelement.com

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Jennifer Hagen
Associate Planner
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Attachment B: Stakeholder Group Discussion Questions

For- and Non-Profit Housing Developers

1. What are the unique challenges with building housing in Pleasanton?
 - a. What are the unique challenges with building *affordable* housing in Pleasanton?
2. Are there any specific constraints with residential development standards and/or approval procedures in Pleasanton?
3. What are the most in demand type of housing products in Pleasanton, and how do you see those needs changing over the next few years?
 - a. What can the city do to facilitate these types of housing developments?
4. Where (geographically) do you see opportunities for housing in Pleasanton?
 - a. Which of these areas would provide the best opportunities for *affordable* housing?
5. Tell us about your most successful housing project in Pleasanton or nearby communities. Why was it successful, and what are the key factors for that success?

Community and Housing Advocates

1. What groups or types of individuals/households are most in need of adequate and/or affordable housing in Pleasanton?
2. What type(s) of housing is most needed/in short supply in Pleasanton?
3. Do you see any disparities or concerns in housing patterns or trends in Pleasanton among different groups/populations?
4. Are you concerned about concentration or segregation in housing and access and opportunity in Pleasanton?
5. What are the most critical gaps in housing services/options in Pleasanton?
 - a. What are the challenges or barriers to filling these gaps or providing adequate and sufficient housing?
6. Have you partnered with developers (e.g., non-profit/mixed income) to pursue affordable or special needs housing in Pleasanton?
 - a. If yes, what were the most significant challenges and opportunities based on your experience?
7. What would be your top policy or program recommendations to the City to help address the needs of the groups and populations you serve?



Housing Element Community Survey Summary Report

CITY OF PLEASANTON
Housing Element Update

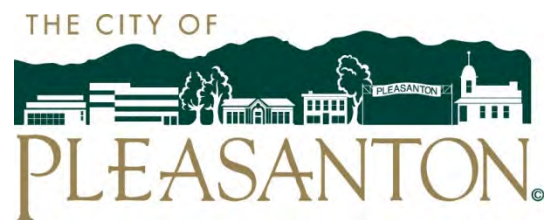


HOUSING ELEMENT COMMUNITY SURVEY SUMMARY REPORT

September 2021

PREPARED BY:

City of Pleasanton
Planning Division
200 Old Bernal Avenue
Pleasanton, California 94566



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I Introduction

I.1 HOUSING ELEMENT COMMUNITY SURVEY OVERVIEW

Pleasanton is in the process of updating the Housing Element of the General Plan. The 6th Cycle Housing Element, which will cover the eight-year period between 2023-2031, must be adopted by January 2023. The Housing Element Update process is intended to reflect a robust process with significant engagement with the public, key stakeholders, City Council and City commissions throughout, to ensure a community-wide conversation about housing policy, future housing sites, and strategies and actions to meet the City’s assigned Regional Housing Needs Assessment (RHNA).

The Housing Element outlines the community’s housing policies, goals, and programs, as well as opportunities for new housing over the next eight years. As part of a broader community engagement effort, which is a priority for the City in the Housing Element Update, the City developed and published an online survey, to gather feedback from the community on their housing preferences, needs, and future housing opportunities.

The feedback from the survey is intended to inform the City and the consultant team, and complement analysis and research on current housing trends, city constraints, and evaluate various approaches to meeting housing needs across income levels. The feedback will also aid in the creation of an inventory of available sites, or “Sites Inventory,” which will be a key component of a Housing Element in which the City must identify land zoned for housing to meet the RHNA. The objective of the survey is to better understand community opinions on various city-wide issues related to housing; gather constructive feedback on preferences and priorities on new housing development; identify challenges and opportunities; and understand the perspective of the community in addressing housing needs. In addition, the survey serves to introduce the community to the Housing Element Update process and how to stay informed on the process.

I.2 SURVEY METHODOLOGY

In order to reach the greatest number and broadest cross section of individuals, City staff administered the online survey via SurveyMonkey, a popular online platform. The survey was posted or “active” for 56 days, starting June 22, 2021 through August 16, 2021. The City provided links to the survey on the Housing Element Update website (www.pleasantonhousingelement.com) and the City website (www.cityofpleasantonca.gov). Notice of the survey was also distributed via email to subscribers of the City’s Housing Element Update opt-in email notification list on three occasions. Additionally, the survey was advertised in local newspapers including article write-ups, advertised in the City weekly e-newsletter, the City Progress newsletter, and advertised on Facebook, Twitter, and Nextdoor through City accounts. Posters were also posted at various City facilities and offices with QR codes to easily access the survey. Finally, City staff directly engaged with the public by attending

the city's weekly Farmers Market. The survey generated 622 responses from residents, property owners, business owners, and visitors of Pleasanton.

The survey was made up of 15 questions and on average took 13 minutes and 52 seconds to complete. Participants were assured that their participation would be handled with confidentiality; that survey results would only be reported in aggregate format, with no personally identifiable information included in project reports or communications.

The survey included three respondent profile questions (Residency/Affiliation, Age, and Ownership/Rental Status) to better understand how the responses to the survey compare to the overall Pleasanton community, nine general questions, two open-ended questions to gather additional comments, and a final question to sign-up and stay up to date to be notified of updates to the Housing Element Update process.

This report summarizes the key themes that emerged from the survey results and includes charts and graphs of the collective results as well as summaries of responses to open-ended questions. As survey respondents were not required to answer every question, the number of responses varies from question to question. The number of people who responded to, versus "skipped" a question, is noted for each response. For a more detailed summary of open-ended questions, please go to <https://bit.ly/HEUSurveyResults>

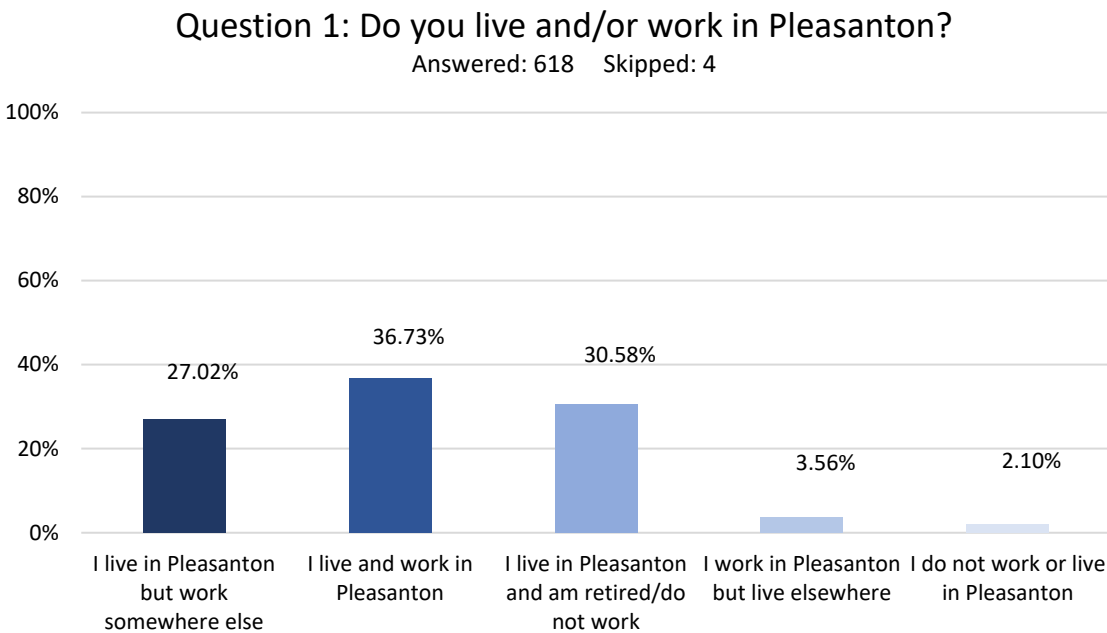
2 Survey Results Summary

2.1 RESPONDENT PROFILE

In the 56 days the survey was posted, 622 individuals completed the survey. The vast majority of respondents identified themselves as Residents of Pleasanton (583, 94%).

Question 1 allowed respondents to select one response about their residency. Respondents identified themselves as living in Pleasanton but work somewhere else (167), living and work in Pleasanton (227), living in Pleasanton and am retired/do not work (189), working in Pleasanton but live elsewhere (22), or not working or living in Pleasanton (13).

Table 1 – Question 1



Question 2 surveyed participants about their age. The majority of respondents were between the ages of 41-56 (207), followed by those 65 and over (192), then 57-64 years (124), and finally 25-40 years (97). Although the survey was posted numerous times on various social media outlets and advertised at the library and Farmers Market, no one under the age of 24 responded.

Question 3 asked, for those living in Pleasanton, whether they own, rent, or own rental property in the city. The majority of respondents (close to 77%) own their homes and 15.65% identified themselves as Renters. 34 respondents (5.5 %) stated that they do not live in Pleasanton and 19 respondents (3.05%) indicated “Other.” The majority of the “Other” responses indicated that they both own a home in which they live in and also own a rental property in Pleasanton – this particular response was not among the options provided.

Table 2 – Question 2

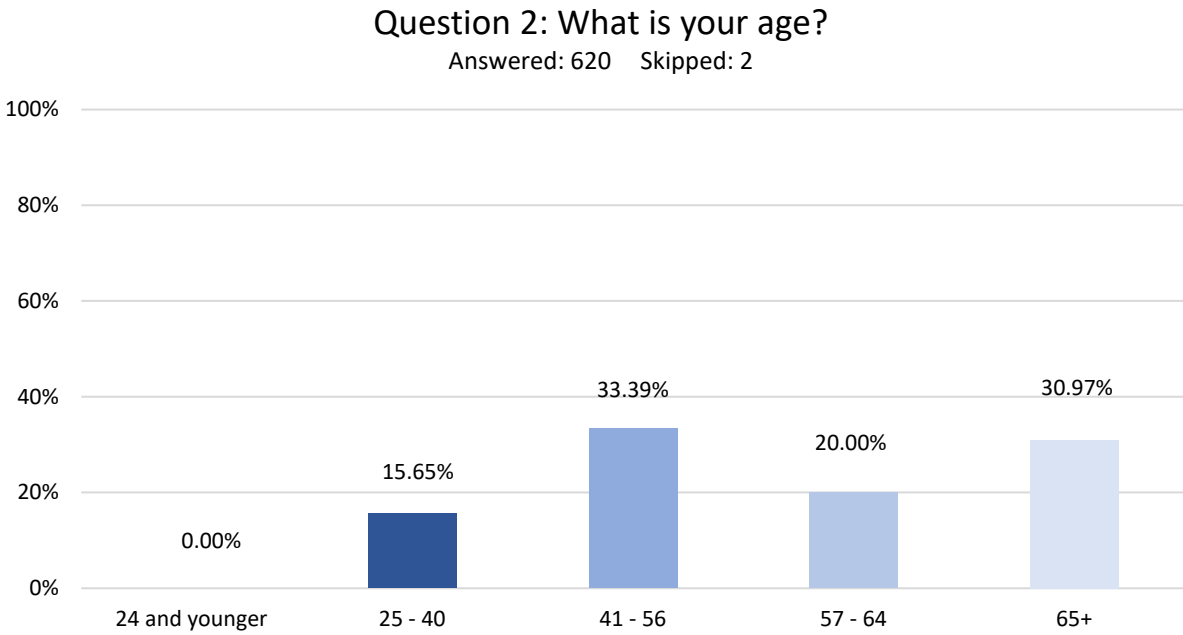
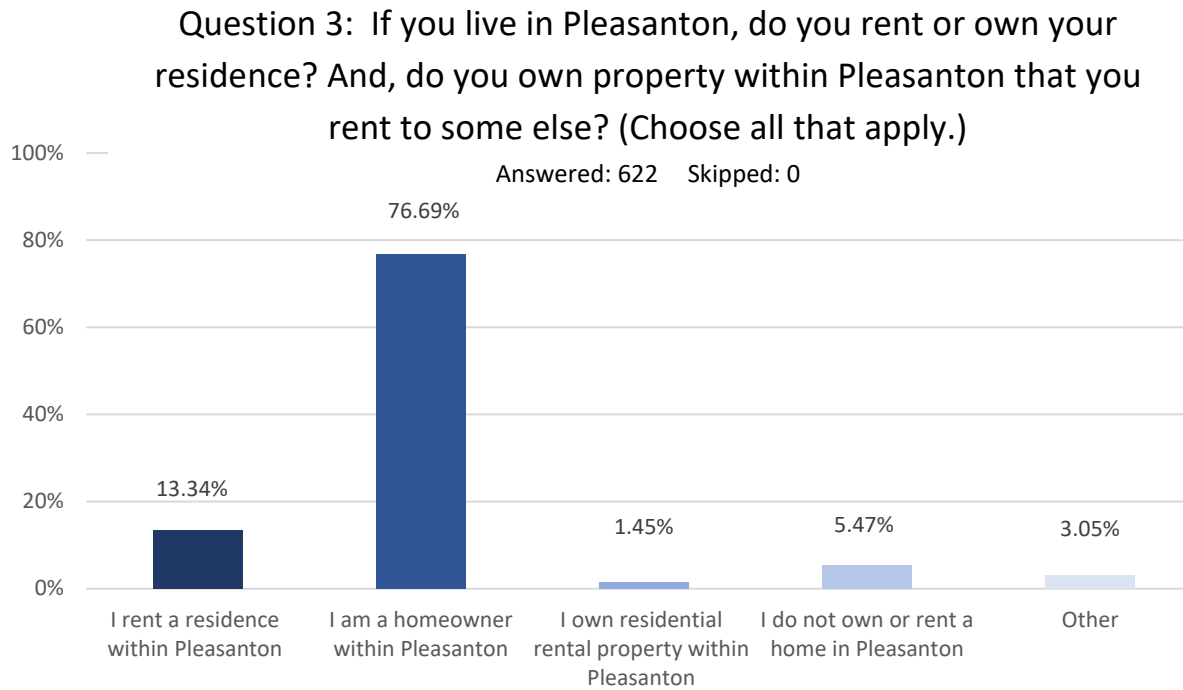


Table 3 – Question 3



2.2 HOUSING RELATED QUESTIONS

2.2.1 Housing Challenges in Pleasanton

Survey Question 4: Of the following options, which concepts reflect the main housing challenges in Pleasanton? (Choose all that apply.)

Answered: 621 Skipped: 1

This survey question asked respondents to select the main housing challenges in Pleasanton. Respondents could also indicate an “Other” option and provide an open-ended response. Most respondents agreed that the two main housing challenges in Pleasanton were related to the high cost of housing (Cost-burdened (housing costs that exceed 30% of household income) (54.75%), and lack of housing that is affordable to homebuyers and renters (53.95%)). This is consistent with recent community data that has recently indicated the following:

- Home prices are higher in Pleasanton than in the county. Households must earn about \$226,080 (at least 180% of AMI) to be able to afford to buy a home in Pleasanton. A household must earn about \$125,600 (100% of AMI) to be able to afford market rent in Pleasanton.
- Almost 24% of Pleasanton homeowners are cost burdened, meaning they spend 30% or more of gross income on housing costs, while almost 44% of renters are cost burdened. Additionally, 21% of renters spend 50% or more of their income on housing, compared to about 10% of homeowners. Pleasanton has a lower proportion of cost-burdened households compared to the county.

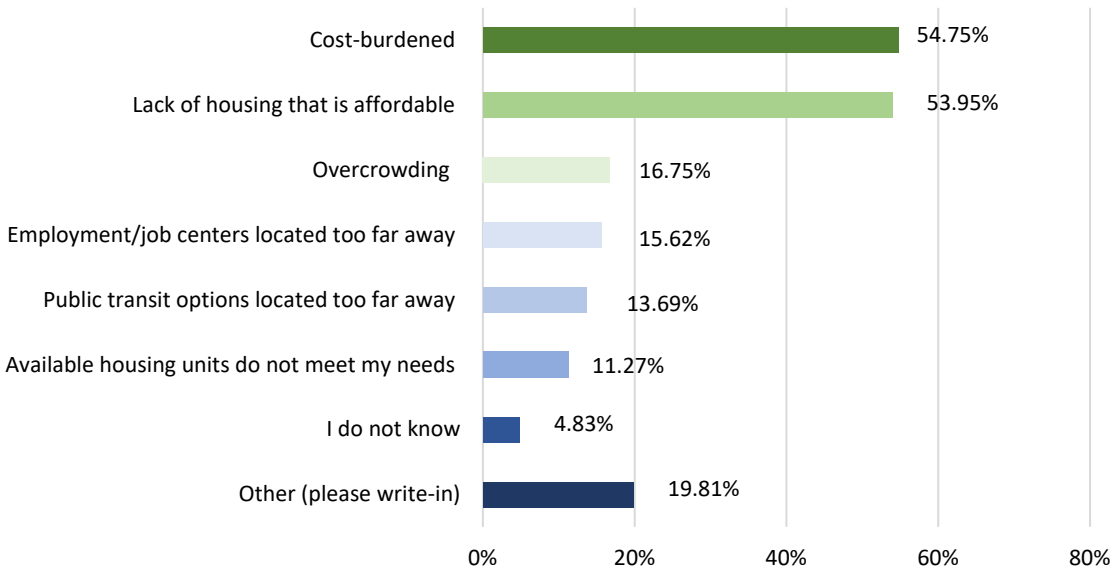
The remaining concerns listed (overcrowding, proximity to employment/job centers, proximity to transportation, and availability of housing that doesn’t meet respondent’s needs) were relatively evenly split, with those items indicated by between 11% and 17% of respondents.

Many respondents (123) indicated “Other” as a response and were allowed to write in an open response, which has been aggregated to the degree possible to understand the most common themes and ideas. Among the open-ended responses, the two most common themes in responses were the concern with available water for additional housing in Pleasanton (28 mentions) as well as the impact additional housing will have on schools (13 mentions).

Table 4 – Question 4

Question 4: Of the following options, which concepts reflect the main housing challenges in Pleasanton? (Choose all that apply.)

Answered: 621 Skipped: 1



2.2.2 Prioritize Areas for Additional Housing

Survey Questions 5 and 6: As part of the Housing Element Update, the City will need to identify additional areas where housing can be accommodated in Pleasanton. Please prioritize the following areas where you think it would be most appropriate to allow for additional housing in Pleasanton. 1=Greatest Priority; 8=Least Priority

Answered: 615 Skipped: 7

This survey question asked respondents to rank a series of eight suggested areas that may be suitable to accommodate additional housing, with 1 = greatest priority to 8 = least priority. Respondents could also indicate an “Other” option and provide an open-ended response. In the scoring for this response, based on the average ranking assigned by participants, a lower numeric value will equal a higher priority and vice-versa.¹

The following charts indicate the average score for each response, as well as the distribution of ranking choices for each response, which provides more detail of the composition of the average scores.

Overall, the survey respondents ranked on average, as their highest priority, sites for new housing that have been identified as underutilized commercial areas, such as older shopping centers (this response received an average score of 2.51). Respondents also indicated that when choosing housing sites, locating sites near transit is a high priority (average score of 2.90), followed by sites that were part of mixed-use developments (average score 3.50), or along major streets (average score 4.47). The lowest ranked options for new housing included sites within the downtown (5.33), and through the construction of Accessory Dwelling Units (average score 5.36). Placing new housing sites within existing neighborhoods was the lowest-ranked preference, scoring an average of 5.43.

¹ The survey randomized the order in which the various responses were listed, in an effort to minimize position bias.

Table 5 – Question 5 Average Score

Question 5: Please prioritize the following areas where you think it would be most appropriate to allow for additional housing in Pleasanton. 1=Greatest Priority; 8=Least Priority	
Option	Average Score (Low Score = Higher Priority)
Underutilized non-residential areas including older shopping centers/retail areas	2.51
Near Transit	2.90
As part of mixed use developments that combine residential and commercial uses	3.50
Along major streets	4.47
In and around Downtown	5.33
On existing single-family properties as ADUs	5.36
Existing Neighborhoods	5.43
Other	6.17

Table 6 – Question 5

Question 5: Please prioritize the following areas where you think it would be most appropriate to allow for additional housing in Pleasanton. 1=Greatest Priority; 8=Least Priority

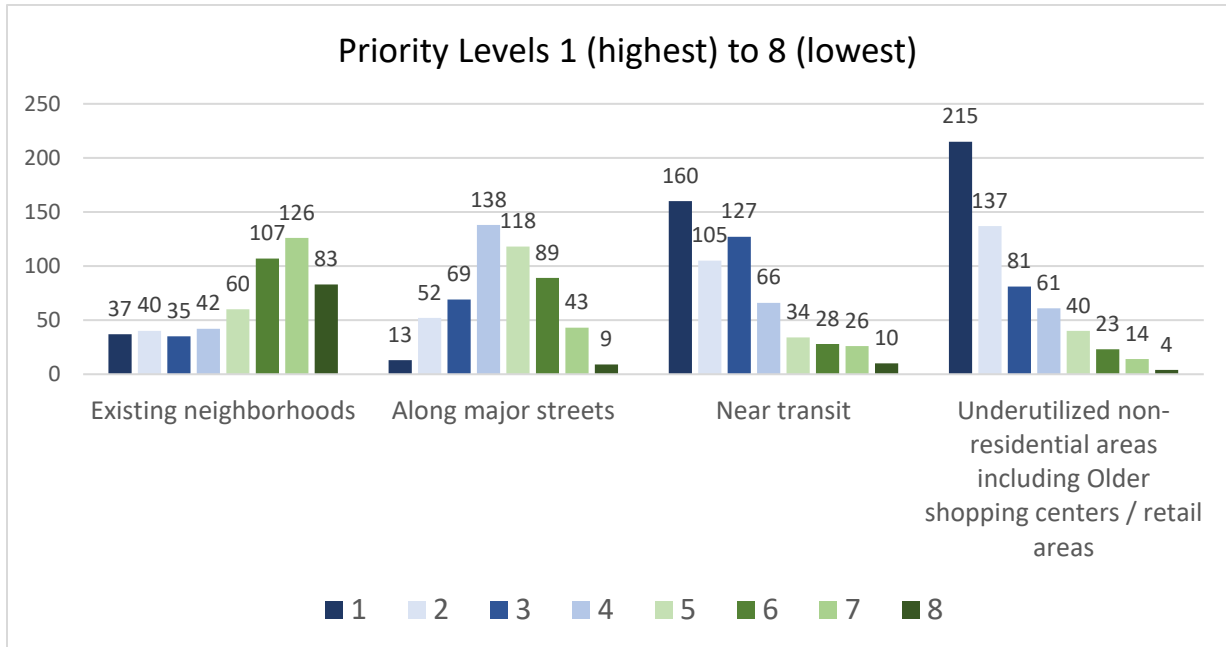
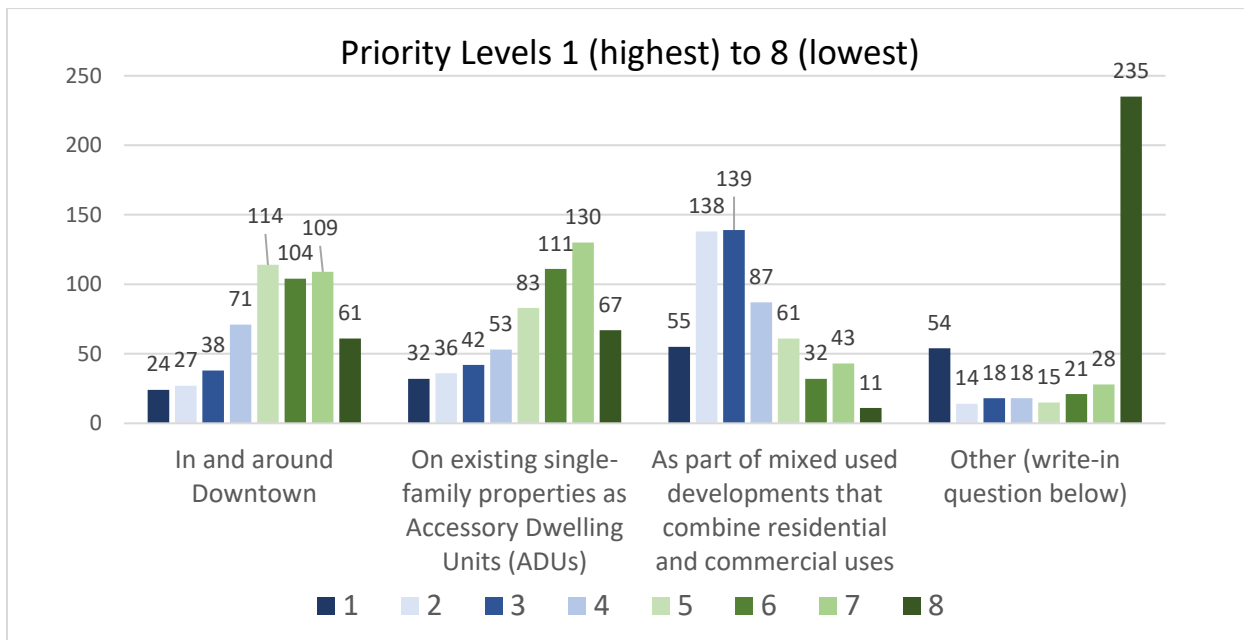


Table 7 – Question 5



Many respondents (403) indicated “Other” as a response and were allowed to write in an open response (Question 6). Of the 403 “Other” responses, 139 respondents provided input which was aggregated to the degree possible into common themes and ideas. Among the open-ended responses, the most commonly noted response was to indicate that housing should be limited, built in locations other than Pleasanton, or that they did not want any additional housing at all.

Some of the themes that were indicated include the following:

- Limit new housing, or build housing elsewhere (5 mentions)
- East Pleasanton (15 mentions)
- Underutilized and vacant commercial areas (including vacant/underutilized or infill sites in general, as well as specific locations such as Hacienda, Stoneridge Mall, existing church properties, Costco site etc.) (25 mentions)
- Unincorporated or Undeveloped Rural Areas, or Outer Areas (including specific locations such as Happy Valley, or areas south of Pleasanton, towards Sunol) (13 mentions)
- Land already identified in the General Plan as residential (8 mentions, 6 of which included a similarly phrased response, also referencing Merritt, East Pleasanton, Spotorno, etc.)
- Other Responses:
 - Schools and Water Capacity Concerns (11 mentions)
 - Not within downtown (5 mentions)
 - Creative/flexible building types and standards (3 mentions)
 - Approve more housing, build more affordable units (2 mentions)
 - Other program ideas – e.g. down payment assistance, ensuring vacant units are occupied, rent control

2.2.3 Housing Opportunity Areas

Survey Question 7: Please write in below any ideas you may have about where new housing opportunities should or could be located in the city. Responses may include general locations (example: “Near Stoneridge Mall” or “Within Hacienda” or “Along Stoneridge Drive”) (please write in)

Answered: 486 Skipped: 136

This survey question asked respondents to write in specific areas in Pleasanton where housing should or could be located. It also provided an open-ended response field to provide an answer - 486 respondents provided such comments. Across the 486 open-ended responses, the most supported location within the City was the Stoneridge Mall area (159 mentions). Most of the respondents that choose this area expressed that the mall area was close to BART with easy access to public transportation as well as close to freeway access. 50 responses mentioned limiting new housing, or building it elsewhere, such as in neighboring cities.

The following reflects the locations most commonly mentioned:

- Stoneridge Mall (and vicinity): (159 mentions)
- Hacienda Business Park (78 mentions)
- East Pleasanton (65 mentions)
- Near BART (53 mentions)
- Limit new housing, or build housing elsewhere (50 mentions)
- Underutilized Commercial Properties (39 mentions)
- Stoneridge Drive (24 mentions)
- Stanley Boulevard (9 mentions)
- Other responses, all with 7 mentions
 - Costco
 - Downtown
 - Not in Downtown
 - Fairgrounds
 - Near Transit
 - Staples Ranch

2.2.4 Levels of Agreement: Housing-Related Topics and Issues

Survey Question 8: Please select whether you strongly agree, agree, do not agree or are neutral with the following statements:

Answered: 622 Skipped: 0

This survey question included the following five statements about housing in Pleasanton, and asked the respondent to indicate their level of agreement from “strongly agree”, “agree”, “neutral”, “disagree”, “strongly disagree”, or “I don’t know”.

The first two statements (Statements 1 and 2) asked if it was difficult to find ownership and rental units in Pleasanton. A large majority agreed on both statements that it is difficult to find rental housing (28.71% strongly agree and 29.68% agree) and even more difficult to find ownership housing (42.14% strongly agree and 28.04% agree) in Pleasanton.

13 to 15% of respondents to each of the statements were neutral, and approximately 12% disagreed. (12.74% of respondents indicated they did not know if was difficult to find rental housing and 2.4% indicated they did not know if it was difficult to find ownership housing in Pleasanton.)

Table 8 – Question 8, Statement 1

Statement 1: It is difficult for a household to find rental housing that it can afford in Pleasanton.

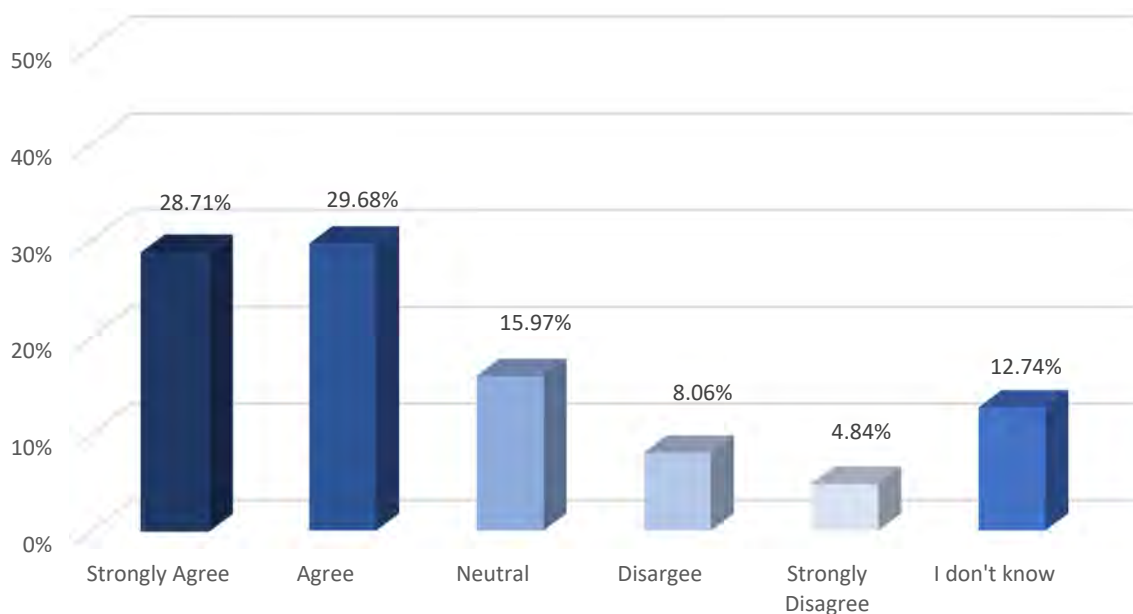
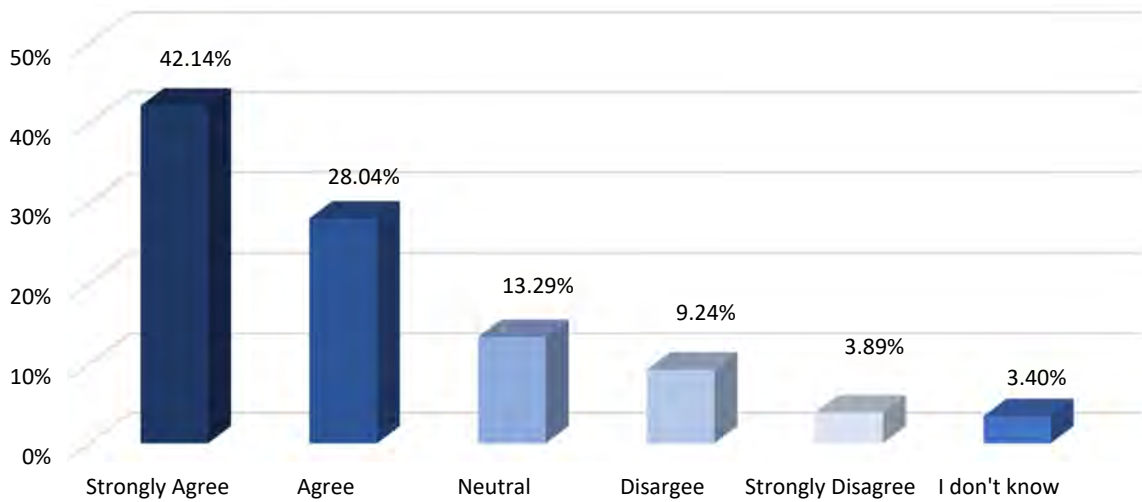


Table 9 – Question 8, Statement 2

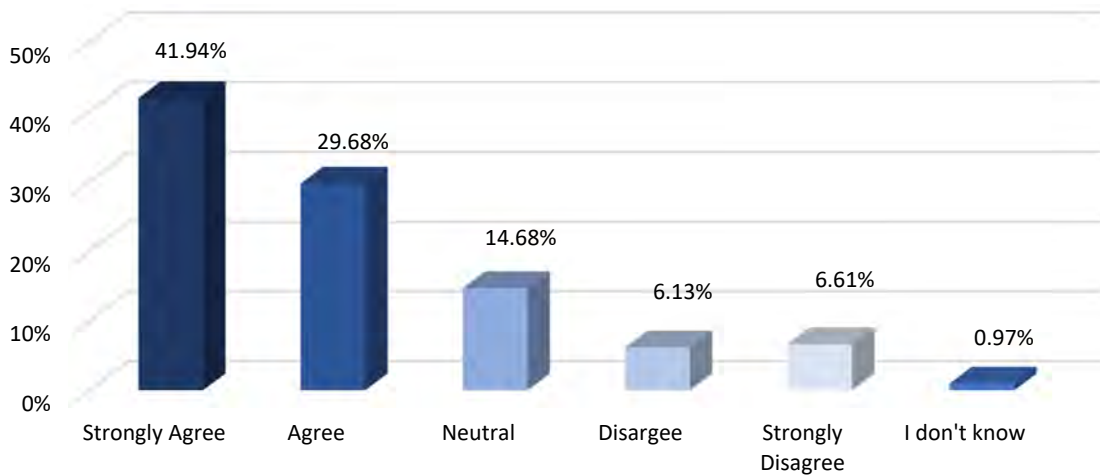
Statement 2: It is difficult for a household to find housing for ownership that it can afford in Pleasanton.



For Statement 3, regarding the types of properties that should be targeted for new housing, the overwhelming majority of the respondents agreed (41.94% strongly agree and 29.68% agree) that new housing should make use of existing “infill” sites, like vacant properties.

Table 10 – Question 8, Statement 3

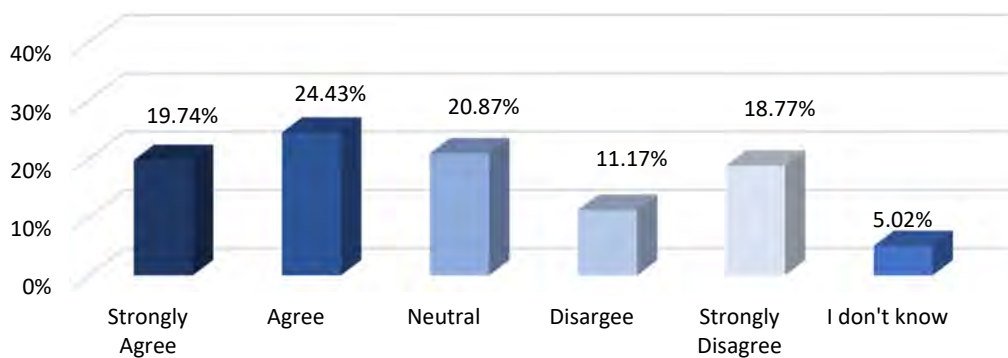
Statement 3: New housing should make use of existing “infill” sites, like vacant properties and older office and retail centers, rather than building out into currently undeveloped areas.



For Statement 4, regarding ADUs, respondents were generally split in terms of their agreement/disagreement on whether ADUs would help provide additional housing options to address housing needs in Pleasanton. About 44% of respondents agreed or strongly agreed with the statement that ADUs would provide additional housing options; compared to around 30 percent who disagreed/strongly disagreed. 20.87% indicated they were neutral and 5.02% said they didn't know.

Table 11 – Question 8, Statement 4

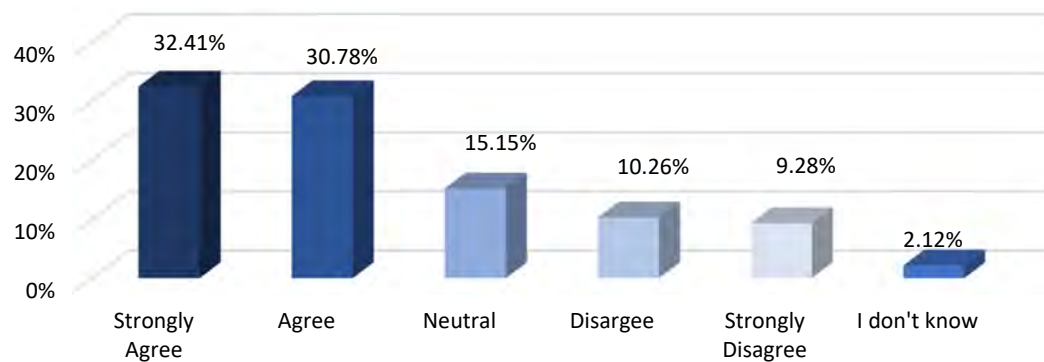
Statement 4: Accessory Dwelling Units (ADUs) or second units would provide additional housing options that would help address housing needs in Pleasanton.



Statement 5 addressed the mix of unit types and affordability in projects. More than 60% of the respondents were in agreement that new housing development should include a mix of unit types, sizes and affordability (32.41% strongly agree and 30.78% agree), with only 19.54 percent disagreeing or strongly disagreeing.

Table 12 – Question 8, Statement 5

Statement 5: New housing developments should include a mix of unit types, sizes and affordability.



2.2.5 Accessory Dwelling Unit Support

Survey Question 9: Should the City do more to encourage Accessory Dwelling Units (ADUs/second units) on single family properties, provided that they are designed to minimize neighbor impacts? If so, how?

Answered: 610 Skipped: 12

This survey question prompted respondents to answer “yes” or “no” to a question as to whether the City should do more to encourage ADUs, and if so how. If respondents chose “yes” they had the option to provide an open-ended response on how the City could better encourage ADUs. Most respondents believe that the City of Pleasanton should not do more to encourage ADUs on single family properties (60.82%), with 39.18% believing Pleasanton should encourage ADUs. This split runs slightly counter to the results received in Question 8, where the majority of participants agreed that ADUs could provide more housing opportunities, possibly suggesting a concern about the impacts of ADUs in neighborhoods despite the fact that they may help to meet housing needs.

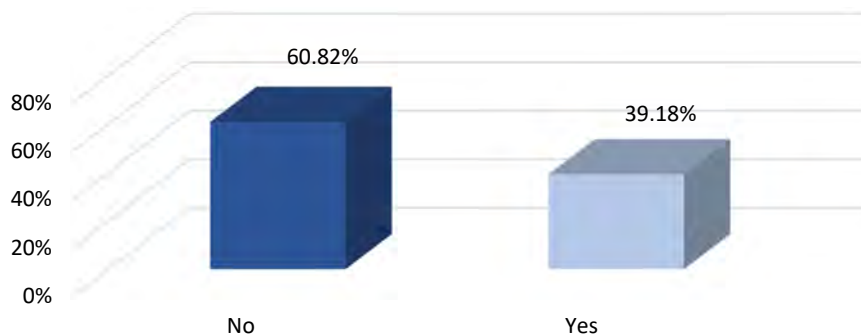
For those respondents who indicated that ADUs should be encouraged, an opportunity was provided to indicate how this should occur. Of those responses (241 responses), the following themes emerged for how the City could encourage or incentivize ADU construction:

- More streamlined permitting and approval process (39 mentions)
- Pre-approved ADU designs (19 mentions)
- Reduced Permitting Fees (15 mentions)
- Tax incentives (14 mentions)
- Allow 2nd-story ADU's or ADU's above detached garages (7 mentions)

Table 13 – Question 9

Question 9: Should the City do more to encourage Accessory Dwelling Units (ADUs/second units) on single family properties, provided that they are designed to minimize neighbor impacts? If so, how?

Answered: 610 Skipped: 12



2.2.6 Special Needs Housing and Services

Survey Question 10: Which of the following special needs groups identified below are most in need of housing and/or related services in the city? (Select up to three choices)

Answered: 622

Skipped: 0

This survey question asked respondents which of the following groups were most in need of housing and/or housing related services in the city. Respondents could choose up to three groups, and could also indicate an “Other” option and provide an open-ended response.

Overall, the groups most commonly indicated as being in need of housing-related assistance and services in the city were seniors (41.16% selected this option) and young adults (39.07% of respondents selected this option). This was followed by female-headed households (22.9%), persons with disabilities (21.07%), and veterans (19.94%). Persons experiencing homelessness were identified by 16.72% of respondents, with many fewer indicating large households (9.97%), students (4.82%), and farmworkers (2.57%) as groups most in need.

82 respondents indicated “Other” as a response and were allowed to write in an open response. Response inputs were aggregated to the degree possible into common themes and ideas. Among the open-ended responses, the specific sector mentioned by the largest number of respondents was Low- to Middle- Income Workers, or service workers. This group was mentioned in both general terms as “low income” or “middle income” “service workers” and was also mentioned in more detail as teachers, fire fighters, and police officers. Overall, this combined category had 50 mentions. Specific occupations were broken down with the following mentions: teachers (11 mentions), fire fighters (6 mentions), and police (5 mentions).

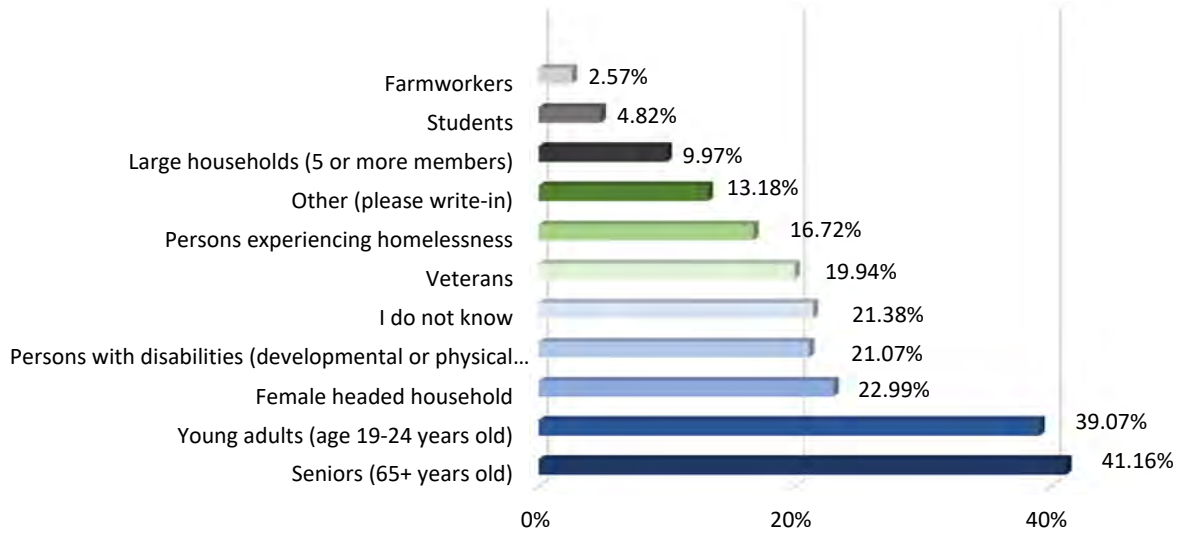
Some of the other groups specifically indicated by multiple respondents included the following:

- Low- and Middle-Income Service Workers (including teachers, firefighters, police officers) (50 mentions)
- Young Families (13 mentions)
- Young Professional and College Graduates (6 mentions)
- Single Parents (3 mentions)
- First-time Homebuyers (2 mentions)
- Other Groups Mentioned:
 - Blue Collar Workers
 - Millennials
 - Seniors

Table 14 – Question 10

Question 10: Which of the following special needs groups identified below are most in need of housing and/or related services in the city? (Select up to three choices)

Answered: 621 Skipped: 1



2.2.7 Appropriate Housing Types

Question 11: As the City seeks to meet the State mandate to plan for more than 5,900 new housing units, including housing at all levels of affordability, which housing types are most appropriate to plan for within Pleasanton? (Select at least three.)

Answered: 622 Skipped: 0

This survey question asked respondents which types of housing are most appropriate to plan for as part of the upcoming Housing Element process. Since the City is required to meet State mandates to plan for housing, respondents were asked to choose at least three housing types in order to provide a full range of housing. Respondents could also indicate an “Other” option and provide an open-ended response.

Overall, the survey respondents indicated that condos and townhomes were the type of housing units that are most appropriate to plan for in the future (this unit type was chosen by 55.79% of the respondents). Respondents also indicated that single-family detached homes (49.84%), residential mixed-use projects (48.55%), senior housing (43.09%), and duplex/triplex/fourplex units (42.77%) were all high priority unit types to plan for when choosing housing sites. The lowest score options for new housing types included affordable housing (27.97%), accessory dwelling units (20.90%), assisted living (17.20%), transitional and supportive housing (16.40%), and emergency shelters (11.90%).

It is noted that “apartments” or “rental housing” was not listed among the survey options, but in general the number of responses for condos and townhomes as a needed housing type could be interpreted to indicate at least general support for higher-density, attached housing types.

67 respondents indicated “Other” as a response and were allowed to write in an open response. This input was aggregated to the degree possible into common themes and ideas. Among the open-ended responses, the largest theme mentioned of respondents was that they were not supportive of any additional housing at all (29 respondents).

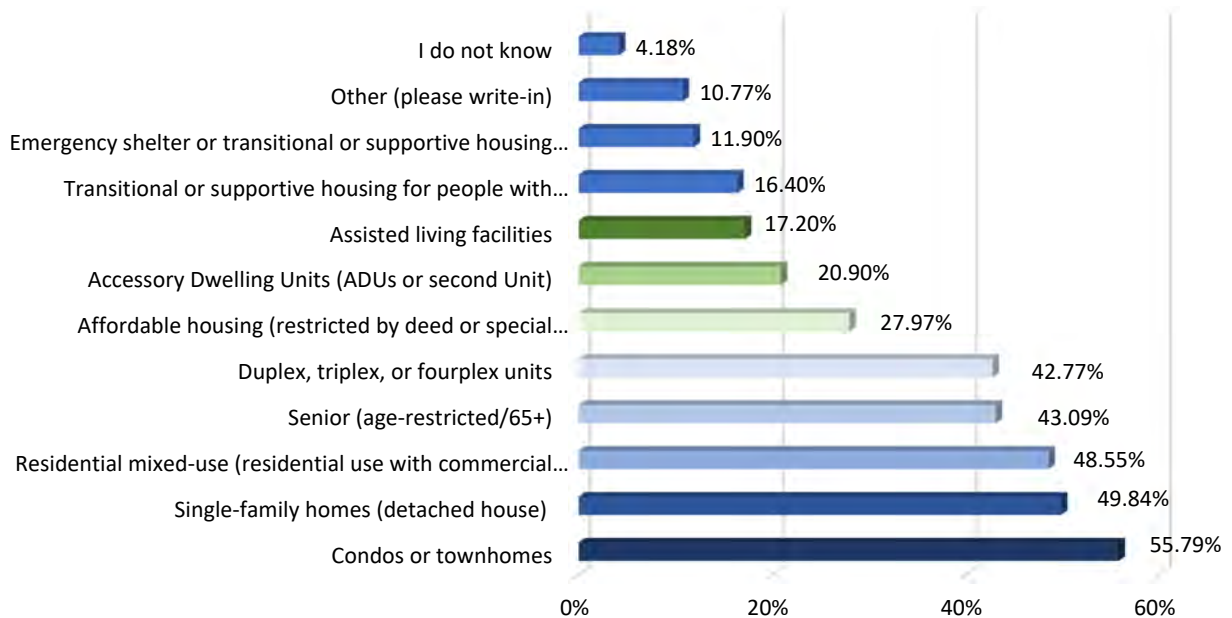
Some of the other themes that were indicated include the following:

- Not supportive of any new housing (29 mentions)
- Apartments (4 mentions)
- Smaller One-Bedroom Units (3 mentions)
- Townhome/Condo Developments (3 mentions)
- Workforce Housing (2 mentions)
- Duplex Units (2 mentions)
- Tree Houses (1 mentions)
- Other Housing Types Mentioned:
 - Gated Communities

- High Density Housing
- Mixed Use Housing
- Modular Homes
- Row Houses

Table 15 – Question 11

Question 11: As the City seeks to meet the State mandate to plan for more than 5,900 new housing units, including housing at all levels of affordability, which housing types are most appropriate to plan for within Pleasanton?



2.2.8 Important Housing Characteristics

Question 12: What aspect(s) of housing is/are most important to you? (Choose all that apply.)

Answered: 621 Skipped: 1

This survey asked respondents which aspect(s) or characteristics of housing are most important. Respondents could choose all aspects that applied to them. Respondents could also indicate an “Other” option and provide an open-ended response.

Overall, the large majority of all survey respondents indicated that safety/security was the most important aspect or characteristics with respect to housing (75.20%). This was closely followed by proximity to parks, schools, and other community amenities (64.25%). Respondents also indicated that availability of parking (48.79%), private open space (36.07%), and proximity to shopping (31.34%) were also very important aspects to housing. Less important aspects or characteristics mentioned included multi-generational accommodations (18.68%) and availability of private amenities such as a pool or sports court (16.43%).

80 respondents indicated “Other” as a response and were allowed to write in an open response. Respondents provided input which was aggregated to the degree possible into common themes and ideas. Among the open-ended responses, the largest theme respondents indicated that it was important for housing to be located near transit options such as BART (11 mentions).

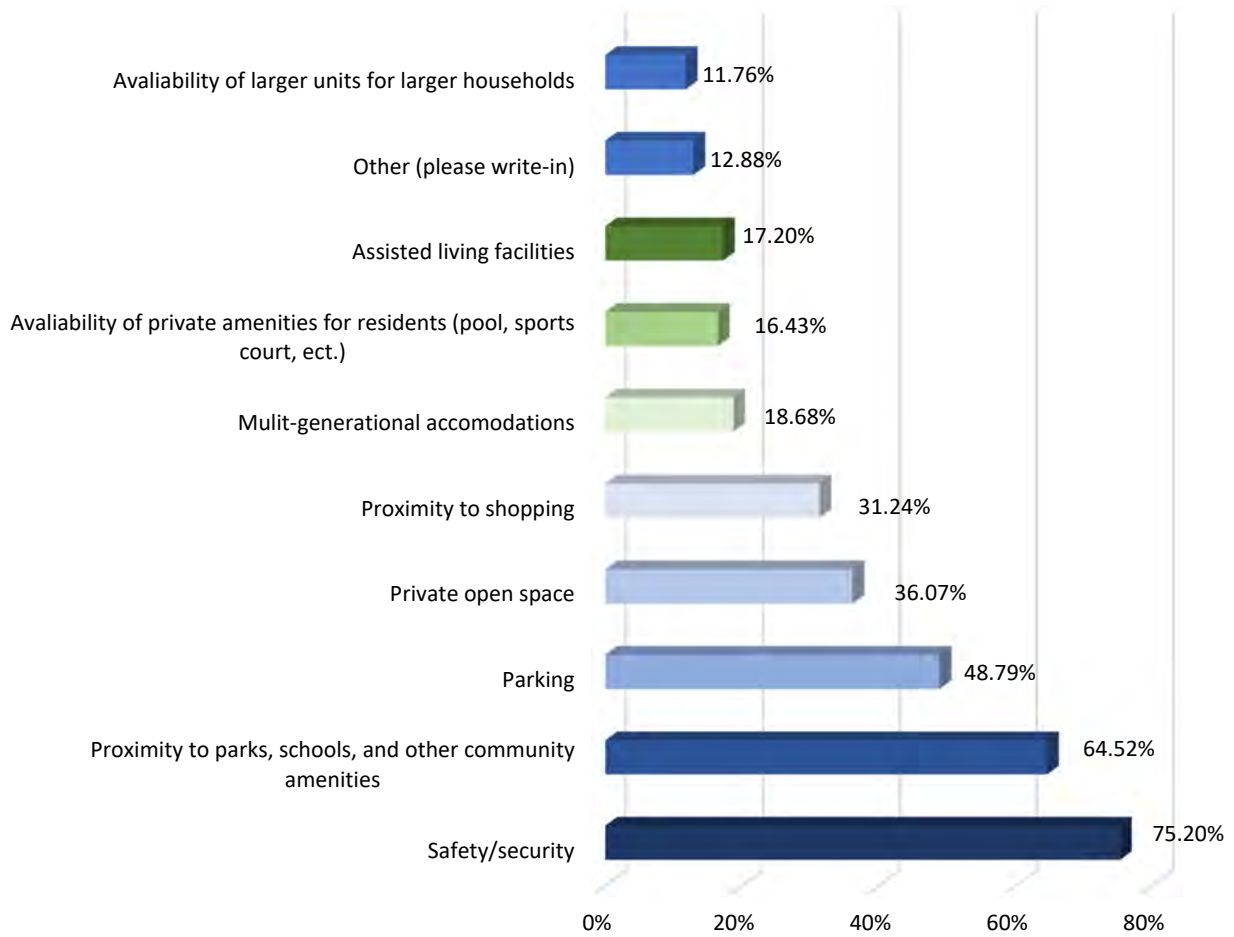
Some of the other themes that were indicated include the following:

- Proximity to transit, such as BART (11 mentions)
- Walkability and ease of public access: this includes safe and easy pedestrian accessibility for all including those with disabilities. In addition, the proximity of grocery stores, coffee shops, and restaurants were thought to be more important and distinct than “shopping” in general. (10 mentions).
- Affordable: Although provided as a survey question option, a number of respondents indicated that middle range, workforce housing for those in occupations such as teaching, is needed and important (7 mentions).
- Other Important Aspects and/or Responses:
 - Limit new housing, or build housing elsewhere (5)
 - Proximity to Schools (3)
 - Large Open Space (3)
 - Quality Construction and Aesthetics (3)
 - Available Infrastructure (water) (3)

Table 16 – Question 12

Question 12: What aspect(s) of housing is/are most important to you? (Choose all that apply)

Answered: 621 Skipped: 1



2.2.9 Housing-related Programs and/or Activities

Question 13: What types of housing-related programs and/or activities do you believe Pleasanton should concentrate on? (Please select the top five priorities.)

Answered: 622 Skipped: 0

This survey asked respondents what type of housing related programs or activities the City should focus on or encourage as part of the next Housing Element Update. The survey question included 14 specified options as well as an “Other” option that provided an open-ended response. Respondents could choose up to five priorities.

Overall, the top three programs that respondents indicated that they would like the City to focus on included: Encourage innovative design with emphasis on community and amenities (41.48%); Promote mixed-use development with both commercial and residential components (38.91%); and Encourage housing near bus stops or other transportation options (38.26%). Many of the other suggested program ideas were supported by at least 25% of respondents, including improving permitting processes; supporting non-profits in their work; expanding the supply of affordable housing units; facilitating ADUs; and rehabilitating existing units. This relatively even distribution shows a reasonable level of support for a diversity of potential programs, and suggests that a multi-faceted approach to meeting local housing needs could be taken. The importance of quality projects, with good amenities and convenient transportation options was again emphasized in the responses to this question, as it was in others.

71 respondents indicated “Other” as a response and were allowed to write in an open response. Responses provided input which was aggregated to the degree possible into common themes and ideas. Consistent with a number of responses to other survey questions, a substantial number of respondents who provided an answer indicated that there should be programs in place to limit new housing or build housing elsewhere (17 mentions). This general theme was echoed in other statements made where respondents indicated that if we are required to build housing, then we should focus on slow growth that maintains the character and quality of life of the community for existing residents (7 mentions).

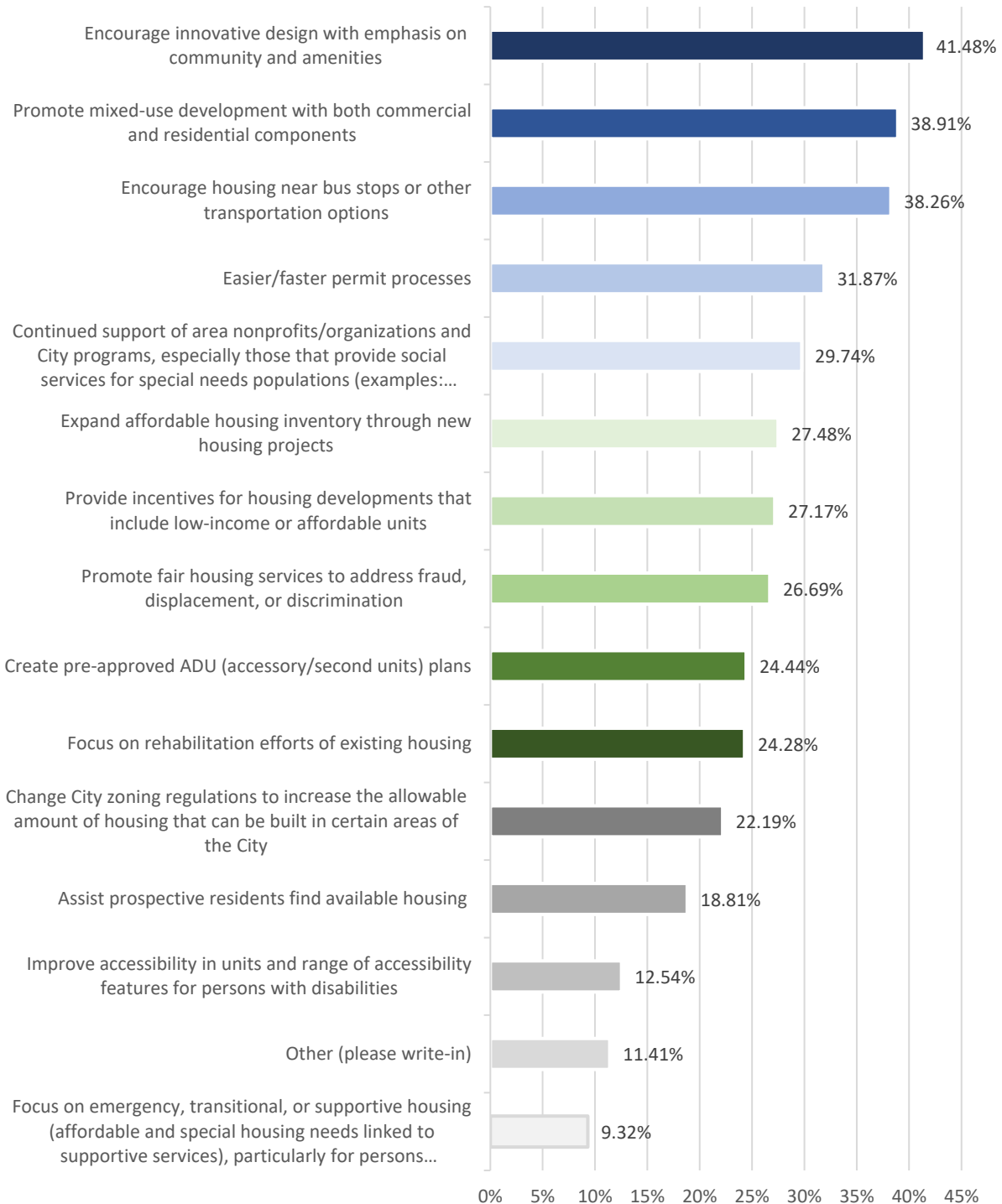
The following provides a more complete listing of “Other” responses, grouped by themes reflected in various comments:

- Limit Housing, build housing elsewhere, or meter/slow growth to preserve character: (24)
- Jobs and Housing Balance: The respondents indicating that the City should focus on programs that encourage more of a jobs to housing balance in the City which would help to minimize traffic and commuting (3 mentions).
- Education and Outreach: Focus on education and outreach to make existing resources and affordable housing opportunities easy to find and access (3 mentions).

- **Building Technology:** Focus on emphasizing new building technology that will help to make new housing more affordable and efficient, and minimize environmental impacts (3 mentions).
- **Workforce Housing:** Create programs for people already working in Pleasanton that would like to live in Pleasanton (2 mentions).
- **Other program ideas mentioned include:**
 - Disincentivize Investment Holding of Single-Family Homes (2)
 - First-time Home Buyer Program (1)
 - Land Preservation/Open Space (1)
 - Require Developers to Build Affordable Housing and Not Pay LIHF (1)

Table 17 – Question 13

Question 13: What types of housing-related programs and/or activities do you believe Pleasanton should concentrate on? (Please select the top five priorities.)



2.2.8 Final Questions

Question 14: Is there anything else the City should consider as part of its Housing Element Update? (Please write-in)

Answered: 347 Skipped: 275

This survey question provided an open-ended response field and asked respondents to write in any last suggestions that the City should consider as part of the Housing Element Update. There were 347 responses (50 responses were answered with “No” or N/A or left blank). As an open-ended question requesting input on anything else, common themes were more difficult to establish, however, an effort has been made to summarize some of the major common themes expressed.

Across the 297 substantive responses, the following ideas were presented, organized into topics or themes:

- Limit Housing, Build Housing Elsewhere, Reject State Mandates, or Meter Growth (36 mentions)
- Resources, Infrastructure and Level of Service Concerns
 - o Concerns with the City’s water capacity. Verify that there will be enough water to accommodate future housing before approving. Additional sentiments also raised resentment over the fact that current residents are being asked to restrict their water consumption while the City is actively considering additional housing. (17)
 - o Concerns were raised on already impacted school enrollment and the education system in general (10)
 - o Many are concerned with the over infrastructure capacity in the City and urge the City to consider impacts new housing will have on road conditions, water capacity, traffic, sewer capacity, etc. (4)
 - o Concerns regarding traffic that may be generated from large new projects (5)
 - o Consider impacts new developments may have on existing neighborhood safety (2)
- Protect Pleasanton’s Community Character and Existing Residents
 - o Pleasanton’s community character is highly sought after and valued amongst its residents, and many are afraid that new housing will diminish the character if not thoughtfully considered. (11)
 - o Do better than Dublin. (5)
 - o Require priority be given to existing residents and employees of Pleasanton for all affordable housing (3)
 - o Make sure that aesthetics and architecture are a priority and encourage quality over quantity (2)
 - o Oppose SB9 and all considerations to densify existing single-family neighborhoods. (2)

- Preserve existing neighborhoods
- Policy and Program Considerations
 - Down-payment Assistance, although many current residents are able to afford high rental costs, their savings are limited and therefore unable to save up for a down-payment on a home. (3)
 - Require all developers to construct affordable housing and not allow payment of the in-lieu LIHF (3)
 - Prioritize housing near transit that is walkable (5)
 - Restrict all three-story residential projects (2)
 - Prioritize underutilized undeveloped properties (3)
 - Preserve existing open space and parks (4)
 - Prioritize housing for veterans
 - Provide housing for all phases of life (variety of sizes and types)
 - Reduce permit fees for new residential development (2)
 - Streamline the permit process for all residential development (ADU's, SFR, and MFR) (5)
- Use and Design Considerations
 - Restrict more ADUs (3)
 - Encourage single-story smaller lots and units, or smaller one-bedroom units (7)
 - Create more multigenerational housing
 - Allow ADU's above garages
 - Many neighborhoods already have parking problems. Require any new projects, including ADU's to provide parking on-site. (5)
- Other
 - Consider a Tri-Valley Coalition of local governments and non-profit organizations modeled after one in Fairfax County Virginia called Bridging Affordability.
 - Provide more efficient bus/transit options with more frequent stops
 - Build on the outskirts or close to freeways so not to impact the majority of the City with traffic
 - Restrict sprawl
 - Respect the UGB
 - Inventory all publicly owned land
 - Make rents more affordable for the middle (rent control or other methods)
 - Think outside of the box with new solutions
 - Provide more middle income/middle class affordable housing options

- Fight NIMBY movement, develop more housing for all
- Annex more land
- Be bold in new policies

3 Conclusion

The objective of this survey was to better understand community opinions on various city-wide issues related to housing; gather constructive feedback on preferences and priorities on new housing development; identify challenges and opportunities; and understand the perspective of the community in addressing housing needs. Overall, the survey provided comprehensive and identifiable themes and feedback that will provide insight into future policy discussions.

The survey provided a wide range of varying opinions and perspectives on housing within the city. While opinions and perspective varied from question to question, the respondents engaged in the questions and options presented in the survey, and provided useful input on housing issues, opportunities, locations for future housing, and the types of housing that can best meet the community's housing needs. Although respondents recognized the challenge and intent of the Housing Element to address the mandates of State law, a small but notable proportion took the opportunity to express concerns about new housing and residential growth, and to the mandates being imposed upon the City to plan for new housing. Water supply, school capacity, traffic, and diminution of community character were some of the key growth- and development-related concerns cited by participants.

With respect to housing challenges, the most significant housing challenge identified was the lack of affordability and cost burden associated with renting and owning a home in Pleasanton. Seniors and young adults were the groups most strongly identified as being in need of housing support and services; a number of respondents called out lower- and middle-income service workers as a group who could be better served by housing.

Accessory Dwelling Units (ADUs) are often considered to provide more affordable housing options, which may help in a cost burdened community. However, respondents indicated mixed feelings on ADUs in Pleasanton. Although more respondents agreed that ADU's would provide additional housing options, 60% indicated that they should not be encouraged above and beyond what the City is currently doing in response to state mandates. Beyond ADUs, a number of respondents supported the concept of providing smaller, more affordable units, including encouraging a mix of unit types and sizes in new developments.

Pleasanton's appealing community character was brought up throughout the survey and was clearly highly valued among respondents. Concern that new housing would diminish neighborhood or community character was also a theme throughout the survey, and well-designed, quality design and project amenities, as well as neighborhood compatibility, was emphasized by many. This was expressed through preferences such as siting new housing away from existing neighborhoods, into locations where existing development tends to be larger scale and higher intensity, such as along major corridors, within the business park, and in place of existing commercial development.

In terms of new housing types, there was considerable support for higher density housing types such as condos and townhomes, as well as for smaller scale multi-family housing types such as duplexes and triplexes. Many respondents favored mixed use development (housing in conjunction with commercial uses), and expressed support for housing that provides convenient amenities and services. That said, many respondents indicated that single-family homes should remain important as part of the future housing supply, reflective of Pleasanton's existing character and housing stock.

When asked about specific locations throughout the city where housing would be most appropriate, the greatest majority of respondents indicated that an emphasis to place new housing near transit, specifically BART, should be encouraged. Placing housing near services and amenities was also supported by many. Specific locations that were clearly favored by a high proportion of respondents included Stoneridge Mall and Hacienda Business Park with a focus on underutilized and outdated commercial and office developments. After Stoneridge Mall and Hacienda, a sizable number of respondents also indicated that planning for East Pleasanton should be considered for future housing. A consistent theme for where not to put housing, was within existing neighborhoods; a number of responses also indicated that downtown was not a preferred location for new housing. Respondents felt that existing residents and neighborhoods should be protected to the greatest degree possible from future development including placing development on the outskirts or along freeways that would not contribute as greatly to traffic within the center of the city.

In terms of programs and actions that could be taken by the City, efforts to ensure high quality, creatively designed mixed use projects, and to streamline and simplify permit processes were the most supported types of actions. However, at least a quarter of respondents favored many of the other program ideas mentioned, suggesting that a broad range of policy strategies could be supported as the City works to identify a range of feasible programs and actions to support community housing needs.

Mitigating impacts of future housing and development was also a major theme throughout the survey, with the most common concerns and question around water supply and schools. Overcrowding and additional traffic impacts for current residents were also commonly brought up throughout the survey. Most respondents urged the City to cautiously consider all impacts and plan future infrastructure improvements appropriately to account for all future housing.

For a more detailed summary of open-ended questions, please go to <https://bit.ly/HEUSurveyResults>



City of Pleasanton 6th Cycle Housing Element Update Community Meeting #2

Wednesday, December 1, 2021, 6:00 p.m.
Zoom Meeting

Introduction

On December 1, 2021, the City of Pleasanton hosted a virtual community meeting, the second in a series of community meetings for the 6th Cycle Housing Element Update. This meeting is part of a comprehensive public engagement strategy, intended to inform the community about the Housing Element Update and provide opportunities for residents and stakeholders to voice opinions throughout the process. The purpose of this meeting was to update the community on the Housing Element and housing sites selection process, present sites under consideration for rezoning for future residential development, and receive community input on potential site densities.

Outreach

Invitations to the community meeting were distributed via email to 400 subscribers to the City's Housing Element Update opt-in email notification list. A save the date email was sent more than three weeks ahead of the meeting, and reminder emails were distributed weekly prior to the meeting:



Additionally, the community meeting was promoted through the Housing Element Update website (www.pleasantonhousingelement.com), the City website (www.cityofpleasantonca.gov), advertised in local newspapers including article write-ups, advertised in the City weekly e-newsletter, and advertised on Facebook, Twitter, and Nextdoor through City accounts. Outreach for the meeting included statements in Spanish, Chinese, and Hindi identifying that the project website is translatable.

Format

This community meeting offered an alternative meeting format that was solely focused on the Housing Element Update and scheduled outside of formal City Council and Commission meetings. Due to COVID-19 conditions, the meeting was held virtually via Zoom with the option to participate over the phone. The meeting was recorded and posted to the Housing Element Update website so it could be viewed at any time. Also, the presentation included the City's project contact information and was posted on the Housing Element Update website to facilitate additional comments or questions.

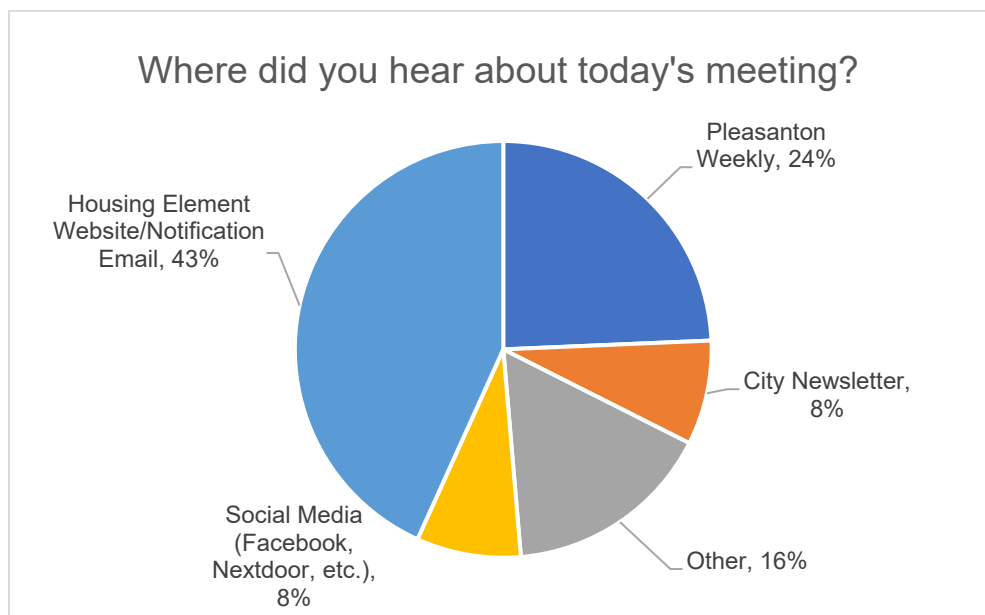
The meeting was opened by Ellen Clark, Community Development Director, who welcomed attendees and introduced the City's team, including Jennifer Hagen, Housing Element Update Project Manager and Lisa Wise Consulting, Inc. (LWC) staff. The team presented on the following topics (attached as Exhibit A):

- RHNA Allocation and Existing Capacity Analysis
- Sites Inventory Considerations
- Preliminary Sites Inventory

During the presentation, attendees were encouraged to participate in live polling and ask questions and provide comments through the Zoom chat function. After closing the presentation, the attendees were assigned to one of four virtual breakout rooms for a facilitated discussion (see Breakout Rooms below).

Attendees and Live Polling Results

In addition to the Housing Element Update team, the meeting was attended by approximately 65 members of the public. At the start of the meeting, attendees were asked to participate in a poll to identify where they heard about the meeting. Approximately 36 attendees participated in the poll. Attendees primarily heard about the workshop through the Housing Element website/notification email, as well as the Pleasanton Weekly newspaper. The poll results are shown below.



Breakout Rooms

Four virtual breakout rooms were facilitated, which allowed approximately 15 attendees in each room, along with City and LWC facilitators and notetakers. Miro, an online collaborative visualization software, was used to encourage discussion, pose the same question across all breakout rooms, and conduct notetaking that was visible to breakout room participants. One question was asked to prompt conversation:

Which sites do you prefer or don't prefer for housing and why?

Each breakout room had several Miro boards containing maps of preliminary sites for review, organized by geographic subarea. City and LWC notetakers posted comments via sticky notes to each Miro board. A summary of this discussion is below (Miro boards are attached as Exhibit B).

Which sites do you prefer or don't you prefer for housing and why?

The following is a summary of input prompted by the breakout room question:

- A. Opposition to development of Site 1 (Lester). Not every hillside should be developed.
- B. Concerns with loss of business on account of additional housing in its place.
- C. Concerns regarding additional traffic congestion and water use impacts resulting from additional housing.
- D. Concerns about additional housing development impacts on school classroom sizes.
- E. Site 2 (Stoneridge Mall) is a good candidate for redevelopment, as it is close to BART, Interstate 580, and is relatively walkable.
- F. Pleasanton should allow increased density.
- G. Opposition to development of Sites 17 and 18. Want to protect Mission and Valley Plazas, or at least have mixed-use there.
- H. Some support for redevelopment of Site 28 (Steelwave), although concerns with traffic and water impacts, proximity to industrial uses and contamination, as site is on former landfill.
- I. Site 28 (Steelwave) should be a solar array.
- J. Try to preserve walkability as a planning goal.
- K. Favorably support Site 7 (Hacienda Terrace).
- L. City should ensure sites are reserved for low-income persons, potentially at St. Elizabeth or Rheem Drive (Sites 14 and 15).
- M. Opposed to high rises at Mission Plaza.
- N. Could the Donlon site provide housing for teachers?
- O. City should consider looking at the Merritt site (Site 22).
- P. There have been political commitments to keep Site 27 public open space and fields.
- Q. School district (Site 25 and 27) should partner with nonprofit developers to develop sites at an increased density.
- R. Support for housing at Site 23 (Sunol Boulevard).

Report Out and Closing

After the completion of breakout room discussions, all meeting participants reconvened. The facilitator or a volunteer from each breakout room summarized the key points from the breakout room discussion to the whole group. The City identified that all input will be used to inform the Housing Element Update analysis and outreach going forward.

Exhibit A: Presentation

HOUSING ELEMENT UPDATE
COMMUNITY MEETING

Thank you for joining the meeting.
We will begin momentarily.
You are automatically muted.

1

Participate During the Meeting!

- Zoom polling questions
- Ask questions or provide comments during the presentation using the Zoom chat feature
- Participate in the breakout group discussion
- Meeting will be recorded and posted on the Housing Element update website

4

Live Zoom Polling

Question 2. What is the zip code of your residence or business?

- 94566
- 94588
- Other (I don't live or have a business in Pleasanton)

7

Housing Element Update
Draft Sites Inventory
Community Meeting, December 1, 2021

2

Agenda

- Welcome and Agenda Overview (6:00 – 6:05 p.m)
- Live Zoom Polling (6:05-6:10 p.m.)
- Presentation (6:10-6:30 p.m.)
- Q&A (6:30-6:35 p.m.)
- Transition to virtual breakout rooms (6:35-6:40 p.m.)
- Breakout Discussions (6:40-7:20 p.m.)
- Breakout Groups Report Out, Wrap-Up and Next Steps (7:20-7:30 p.m.)

5

Housing Element Update Process

Schedule: October - December Sites Inventory, March/April Public Meetings & Selection

8

Meeting Objectives

- Update on Housing Element and housing sites selection process
- Learn about sites under consideration for rezoning for future residential development
- Receive community input on potential sites and site densities

3

Live Zoom Polling - update

Question 1: How did you hear about this meeting?

- City Newsletter
- Pleasanton Weekly
- Social Media (Facebook, Nextdoor, etc.)
- Housing Element website/notification emails
- Other

6

What We've Heard so Far

Community Survey 600+ responses:

- Availability of housing, is a significant concern to many, particularly, challenges to enter the housing market, or small cost of housing, and need for housing for our local workforce
- High transit and convenience of transit are a concern to some
- Most common desired locations to plan for new housing
 - Underutilized commercial properties, including Broadway Mall and in Hacienda
 - Locations near BART and transit
 - Infill sites, as part of mixed use developments, and along major arterial corridors
- Core Pleasanton
- Impacts on services (water, schools, traffic) need to be evaluated when selecting locations
- Support for higher-density and attached housing types (condos and townhomes), as well as traditional single-family housing to meet housing needs

9

RHNA Allocation and Existing Capacity Analysis

10

RHNA, Existing Zoning Capacity, and "Gap"

	Income Category			Total
	Very Low and Low	Moderate	Above Moderate	
RHNA	2,758	894	2,313	5,965
Existing Residential Zoning	1,402	567	387	2,346
Pipeline Projects	23	-	371	394
ADUs	49	25	8	82
Projected Shortfall or Gap	(1,284)	(312)	(1,347)	(3,143)

13

Sites Inventory Considerations

Initial list to include a capacity "buffer" - at least 50 percent more units than the identified gap (zoning for ~ 4,700 units)

- Flexibility to adjust based on future review, and conservative basis for environmental assessment

Sites and Capacity Assumptions:

- Density Assumptions (dwelling units/acre) and "default densities"
- Appropriate density ranges, housing types that "fit" various locations

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Overview of RHNA

	Income Category			Total
	Very Low and Low	Moderate	Above Moderate	
RHNA	2,758	894	2,313	5,965

Housing Element must show that Pleasanton has adequate zoning capacity to accommodate "fair share" of regional housing need

11

Site Inventory Identification

Existing zoned capacity and pipeline is insufficient to meet RHNA, meaning new housing sites must be identified and rezoned

- Inventory = planned capacity** (Not a mandate or quota for the City to construct housing units)
- Existing capacity analysis shows a shortfall of **3,143 units** across all income categories

14

Density Assumptions

Category	Density Range	Income Level Potentially Accommodated in Inventory		
		Above-Mod	Mod	Low
Low Density	2-7 du/ac			
Low/Medium Density	8-14 du/ac			
Medium Density	15-25 du/ac			
High Density	30 du/ac +			

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RHNA and Existing Zoning Capacity





	Income Category			Total
	Very Low and Low	Moderate	Above Moderate	
RHNA	2,758	894	2,313	5,965
Existing Residential Zoning	1,402	567	387	2,346
Pipeline Projects	23	-	371	394
ADUs	49	25	8	82

12

Sites Inventory Considerations

15


Density Ranges and Housing Types

Low Density Density Range: 2-7 du/ac Special Housing Types: Detached Single Family, Chaletes 	Medium Density Density Range: 15-25 du/ac Special Housing Types: Attached apartments, townhomes, surface parking 
Low-Medium Density Density Range: 8-14 du/ac Special Housing Types: Small lot single family, townhomes, and small-scale apartment buildings 	High Density Density Range: 30+ du/ac Special Housing Types: Attached apartments, townhomes, surface parking 

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Higher Density Housing (60 + du/ac)

- In last two Housing Elements, City opted to allow max. of 30-40 du/ac as High Density
- Zoning above 30-40 du/ac in appropriate locations could
 - Accommodate RHNA more efficiently (fewer sites)
 - Improve design outcomes (structured vs. surface parking)
 - Encourage production of smaller and more affordable units
 - Make projects more financially feasible
- Design and environmental impacts must be carefully evaluated




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Preliminary Sites Inventory

Initial Sites Identification based on:

- Developer- and property owner- nominated
- Sites with known past or current interest
- Sites with redevelopment capacity based on review of GIS, visual survey and current use pattern
- Community survey feedback

28 sites have been initially identified, with various densities to accommodate a range of unit types and affordability




22

Preliminary Sites Inventory



25

Higher Density Housing Examples



Mountain View: 60 – 70 du/ac project examples

Redwood City: 70 – 95 du/ac project examples

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Preliminary Sites Inventory


Site Number and Name	
1 Lester	15 Rheem Drive Area
2 Stoneridge Shopping Center (Mal)	16 Tri-Valley Inn
3 PUSD – Donlon	17 Mission Plaza
4 Owens (Motel 6 and Tommy T)	18 Valley Plaza
5 Laborer Council	19 Black Avenue
6 Signature Center	20 Boulder Court
7 Hacienda Terrace	21 Kiewit
8 Muslim Community Center	22 Merritt
9 Metro 580	23 Sunol Boulevard Area
10 ValleyCare	24 Sonoma Drive Area
11 Old Santa Rita Area	25 PUSD – District
12 Pinolco Area (North side)	26 St. Augustine
13 Pinolco Area (South side)	27 PUSD – Vineyard
14 St. Elizabeth Seton	28 SteelWave



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Preliminary Sites Inventory: Estimated Capacity

	Very Low	Moderate	Above Moderate	Total
RHNA	2,750	894	2,373	5,965
Existing Zoning Capacity "Gap"	(1,284)	(312)	(1,547)	(3,143)
Gap plus Recommended Buffer (50% of Estimated Gap)	(1,778)	(489)	(2,321)	(4,710)



26

Preliminary Site Inventory



21


Preliminary Sites Inventory



24

Preliminary Sites Inventory: Estimated Capacity

	Very Low	Moderate	Above Moderate	Total
RHNA	2,750	894	2,373	5,965
Existing Zoning Capacity "Gap"	(1,284)	(312)	(1,547)	(3,143)
Gap plus Recommended Buffer (50% of Estimated Gap)	(1,778)	(489)	(2,321)	(4,710)
Sites Inventory – Estimated Total Capacity				
Units	3,071	0	2,500	5,571
Surplus / (Shortfall) – Gap Only	2,293	(312)	953	2,934
Surplus/(Shortfall) – Gap + 50% Buffer	1,751	(489)	175	1,437



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Preliminary Sites Inventory

Initial Conclusions:


- High-density sites should be used to accommodate at least some moderate- and above-moderate FCRMA
- Though entire RHNA could be accommodated on high-density sites as a result of this process's recommendation
 - Supports geographic distribution
 - Provides flexibility in creating sites list (different size "building blocks")
 - Accommodates range of unit types (family housing and smaller units for smaller households)
- Enough capacity in the initial sites list (exceeds gap + buffer) to allow for some sites to be eliminated now
- Community, Commissions and City Council input to narrow initial list



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Breakout Discussions

- Transition to virtual breakout rooms (6:35-6:40 p.m.)
- Breakout discussions (6:40-7:20 p.m.)
- Breakout groups report out (7:20-7:28 p.m.)



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Wrap Up & Next Steps



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Q & A



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Breakout Discussions – Report Out



32

Wrap Up

Thank you for your input! We will use what we heard tonight to inform our analysis and outreach going forward.

Upcoming Public Meetings

- Planning Commission Meeting, December 15, 2021
- City Council Meeting, January 18, 2022

Additional comments? Send them to: housingelement@cityofpleasantonca.gov



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Breakout Discussions



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Breakout Discussions

1. Thoughts on sites that should be kept in the inventory? That should be removed?
2. Other comments, ideas, feedback?



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Stay Informed and Involved!

Pleasanton Housing Element Update Webpage:
www.pleasantonhousingelement.com

City Project Contact:
housingelement@cityofpleasantonca.gov

Jennifer Hagen
 Associate Planner
 (925) 931-5607
jhagen@cityofpleasantonca.gov



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Exhibit B: Breakout Room Miro Boards

Site	Density	Capacity
1 Lester	2 du/ac	31 units
2 Stoneridge Shopping Center	30-60 du/ac	540 units
3 PUSD-Donlon	5 du/ac	28 Units
4 Owens	30 du/ac	71 Units
5 Laborer Council	30 du/ac	41 Units
6 Signature Center	30 du/ac	330 Units
7 Hacienda Terrace	30-60 du/ac	60 Units
8 Muslim Community Center	15-25 du/ac	100 Units
22 Merritt	2 du/ac	91 Units



Which sites do you prefer or don't prefer for housing and why?

Other comments?



Site	Density	Capacity
9 Metro 580	30-60 du/ac	150 units
10 ValleyCare	30 du/ac	108 units
11 Old Santa Rita	30-60 du/ac	635 Units
12 Pimlico North	30 du/ac	64 Units
13 Pimlico South	15-25 du/ac	40 Units



Which sites do you prefer or don't prefer for housing and why?

Other comments?



Site	Density	Capacity
14 St. Elizabeth	15-25 du/ac	57 units
15 Rheem Drive	8-14 du/ac	108 units
16 Tri-Valley Inn	15-25 du/ac	50 Units
17 Mission Plaza	30 du/ac	67 Units
18 Valley Plaza	30 du/ac	248 Units
19 Black Avenue	15-25 du/ac	52 Units



Which sites do you prefer or don't prefer for housing and why?

Other comments?

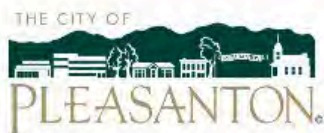


Site	Density	Capacity
20 Boulder Court	30 du/ac	284 units
21a Kiewit	30 du/ac	150 units
21b Kiewit	8-14 du/ac	440 Units
28a SteelWave	30 du/ac	240 Units
28a SteelWave	8-14 du/ac	76 units
28b SteelWave	8-14 du/ac	1,015 Units



Which sites do you prefer or don't prefer for housing and why?

Other comments?



Site	Density	Capacity	
23	Sunol Boulevard	30 du/ac	717 units
24	Sonoma Drive	15-25 du/ac	131 units
25	PUSD - District	15-25 du/ac	204 Units
26	St. Augustine	2-7 du/ac	19 Units
27	PUSD - Vineyard	2 du/ac	10 units



Which sites do you prefer or don't prefer for housing and why?

Other comments?



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Appendix F: Affirmatively Furthering Fair Housing (AFFH)

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Section F.1 Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations.
- **Analysis of Sites Inventory:** An evaluation of whether the Housing Element’s sites inventory improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to Affirmatively Further Fair Housing:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

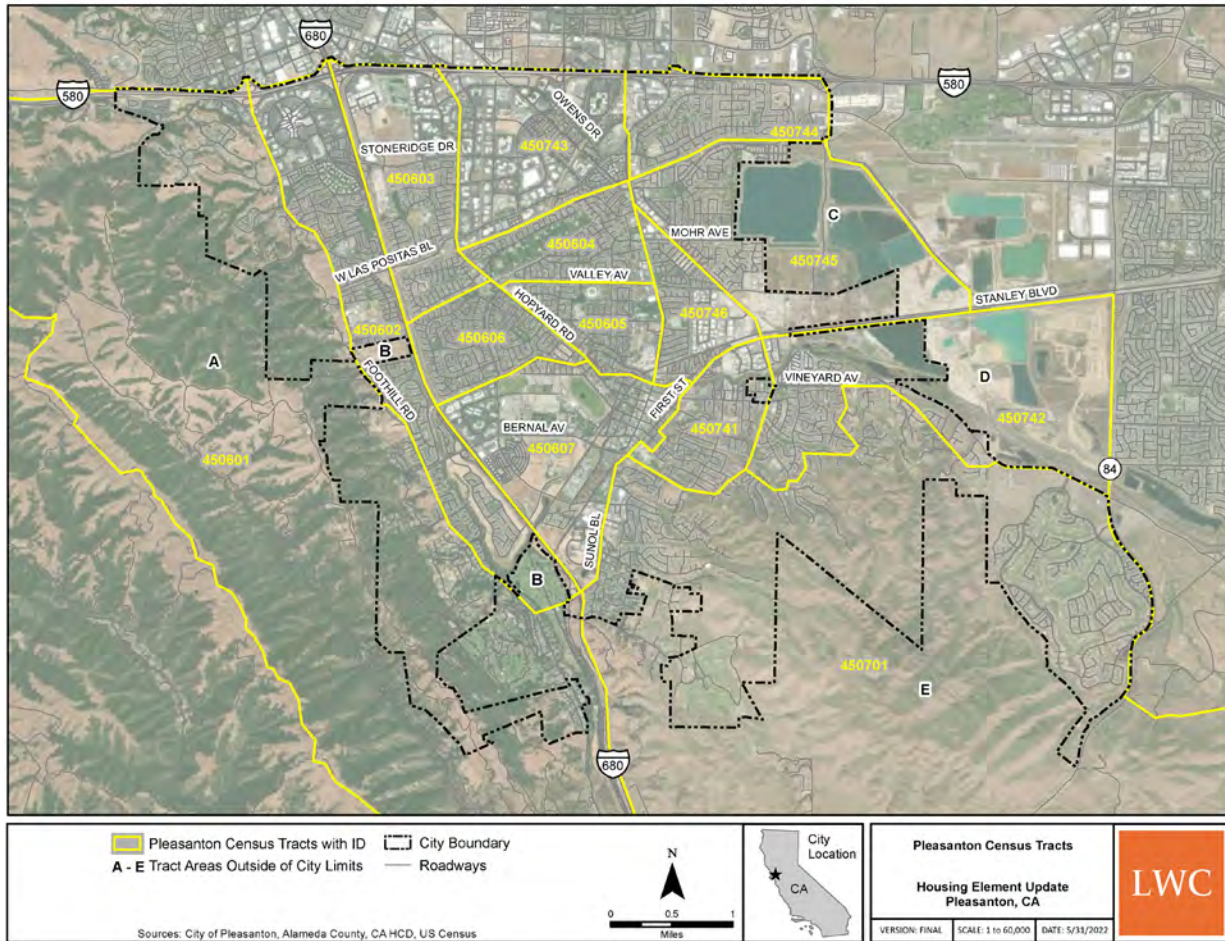
Section F.2 provides a background on growth and development in Pleasanton, section F.3 details outreach, section F.4 outlines the assessment of fair housing, section F.5 analyzes the site inventory, section F.6 identifies the contributing factors and actions.

F.1.1 Notes on Figures and Analysis

This Appendix contains geospatial data obtained online from HCD’s AFFH Data and Mapping Resources Hub¹. Additional analysis is sourced from the Census American Community Survey and HCD’s pre-certified data, where appropriate. Geospatial data provided by HCD for AFFH mapping purposes is different than the ABAG-provided “safe harbor” data used in the housing needs assessment (Appendix A). Note that each source will be referenced when used in this Appendix.

¹ <https://affh-data-resources-cahcd.hub.arcgis.com/>

Figure F-1: Pleasanton Census Tracts



A total of 14 census tracts are present within Pleasanton (Figure F-1). Five of these tracts overlap the city boundary and extend into surrounding areas of unincorporated Alameda County. Sections of overlapping tracts outside of city limits are labeled A through E on the map and summarized below. Some of these tracts include large amounts of sparsely populated or undeveloped land which may influence the tract level analysis.

Table F-1: Census Tract Sections Outside of City Limits

Tract	Section	Total Tract Acreage	Acreage Outside City Limits	Percentage of Tract Area Outside City Limits
450601	A	12,408	9,883	79.6%
450602	B	1,560	161	10.3%
450745	C	1,815	1,023	56.4%
450742	D	2,007	1,185	59.0%
450701	E	66,443	62,741	94.4%

Section F.2

Background

F.2.1 Overview of City Growth and Development

Pleasanton's history of residential growth and development reflects the influence of many and varied geographic, historic, and socio-economic factor and trends over time. Before the permanent settlement of Europeans in the San Francisco Bay Area in the late eighteenth century, members of the Ohlone Native Californian group inhabited the vicinity of Pleasanton, particularly around the major Arroyos. According to the City's General Plan, several direct ancestors of the Mukewma Ohlone tribe have been traced to Pleasanton and the Tri-Valley and tribal members continue to live in this area.² After secularization of the Alta California missions in the early nineteenth century, the Mexican government granted most of the vicinity of Pleasanton, including the future town site, to members of the Bernal Family.

With American annexation of California and the onset of the Gold Rush in the late 1840s, members of the Bernal family established permanent homes on their rancho and constructed adobe homes along the Arroyo del Valle. The Pleasanton area remained sparsely populated in the 1850s, but in the 1860s news of the impending arrival of a segment of the Transcontinental Railroad sparked the first efforts at organized town development and an increase in population.

The Western (later Central/Southern) Pacific Railroad planned construction of a segment of the final railroad link between Sacramento and San Jose through Pleasanton beginning in the early 1860s. The arrival of the railroad sparked a commercial, agricultural, and residential boom in Pleasanton as the community gained greater access to the major regional urban markets of San Francisco and Oakland. Between the 1870s and World War II, Pleasanton became a major regional supplier of commodity crops like grain, livestock, and agricultural products. The abundance of agricultural jobs attracted thousands of temporary and migrant laborers each year, most of whom lived in temporary quarters on employers' properties.

Following incorporation in 1894, the City grew modestly through the first half of the 20th Century, but growth accelerated more rapidly during World War II as several military installations in the area brought service members and war workers to the region, demanding new housing construction. This brought a small boom in commercial and agricultural activity in Pleasanton, spurred by the needs of the war effort and the nearby presence of tens of thousands of American armed service members and war workers. The U.S. Navy constructed the Naval Construction Battalion Center in 1943 and later Camp Parks and Camp Shoemaker, just north of Pleasanton. Camp Shoemaker

² Pleasanton General Plan 2005-2025, Page 7-17

served as a Naval Personnel Distribution Center for the duration of the war and grew to include more than 4,000 employees. This influx of war personnel to the region created a severe housing shortage in the area and the Federal Housing Authority (FHA) recommended affordable working and middle-class housing. This led to the first modern speculative subdivision in Pleasanton (the Harris Acres tract) which comprised of 50 small single-family homes which met the FHA standards for affordable, comfortable homes, meeting “maximum accommodation within a minimum of means”. The Harris Acres tract included some housing examples with secondary entrances which allowed owners to rent bedrooms to boarders.

The Navy eventually constructed a series of housing areas for wartime personnel, including off Kottinger Avenue in Pleasanton (called Kottinger Village). Small developments of multifamily dwellings also began appearing downtown generally in the form of small, single-story connected units. While there are a variety of housing types intermingled throughout the downtown, the blocks west of Main Street, which lie closer to the railroad corridor tend to represent a higher concentration of smaller, more modestly-built single family homes and multi-family apartments. By 1950, Pleasanton’s population nearly doubled to just over 2,200 people. After World War II, commercial and residential development in Pleasanton continued on the outskirts of the downtown area but grew dramatically outside the downtown in former agricultural districts.

Development of the California Research and Development Company/University of California, Berkeley nuclear lab (now Lawrence Livermore National Laboratory) and other businesses attracted thousands of new residents to the Tri-Valley in the 1950s and 1960s. The National Highway Act passed in 1956, which brought Interstates 580 and 680 to the region, and resulted in another wave of new economic activity. During this time, increased automobile ownership allowed for easier travel for commuters into the Hayward and Oakland areas. Corporate and research interests seeking land for large-scale research, office, and industrial campuses and high taxes on agricultural land resulted in widespread sale of agricultural property in Pleasanton in the 1960s. While Interstates 580 and 680, and later the extension of BART to Pleasanton allowed for easy access to major job centers for new residents, these new transportation links also facilitated Pleasanton’s growth as a jobs center in its own right, with establishment of Hacienda and other office centers, and a major regional shopping center, Stoneridge Mall, in the mid-1980’s.

The period between 1950 and 1970 also saw the establishment of many of the single-family neighborhoods that make up much of Pleasanton’s residential areas today. During this time, Pleasanton’s population rose sharply, from approximately 2,200 to over 18,000. Strong residential growth continued in Pleasanton through the 1970’s and into the 1980’s, when concerns over development and water supply and quality began to generate more community resistance to growth. Beginning in 1976, the Regional Water Quality Board mandated growth restrictions to no more than two percent per year, to remedy deficient sewage treatment facilities. Citizen concerns about growth, air quality, water supply and a host of related issues led the City, in 1978, to adopt its first growth management program, also known as the Residential Allocation Program (RAP)

and later as the Growth Management Ordinance (GMO). In 1996, Pleasanton voters approved two growth control measures, adoption of the Urban Growth Boundary (UGB) and the Residential Buildout Initiative, also known as the “housing cap,” which established a 29,000-unit cap on residential development in the Pleasanton Planning Area. It is noted that the residential growth of the city occurred primarily after the passage of the Federal Fair Housing Act in 1968. Approximately 80 percent of Pleasanton’s existing housing was constructed after 1970.

Based on a legal challenge, the housing cap was eliminated in 2015, and the City made modifications to the GMO to ensure compliance with State housing laws. Since that time, the City has seen a significant increase in the construction of new multifamily housing compared to past decades, including on several sites rezoned as part of the 4th Cycle Housing Element update. As of 2020, Pleasanton’s housing stock was made up of approximately 70 percent single-family homes (attached and detached) and 30 percent multi-family homes (compared to approximately 75 percent single family and 25 percent multi-family in 1990). Pleasanton today is a highly desirable community, known for its high quality of life, abundant parks, vibrant historic downtown core, excellent educational opportunities, and convenient access to local and regional services and job centers. Through thoughtful design standards, careful site planning, and implementation of inclusionary requirements and other programs to support production of affordable housing, these higher-density developments have been successfully integrated in the community and brought much-needed affordable and multifamily housing opportunities to Pleasanton over the past decade.

While Pleasanton’s residents benefit from the high quality of life and access to opportunity that exists today, it is important to acknowledge some of the broader context within which the city’s growth and development, and that of many similar Bay Area communities, occurred. As has been documented in several recent studies, the post-war growth of suburban communities (including Pleasanton) includes a of relatively affluent, and until recently, often predominantly White composition. This is tied to decades of broader Federal and other government policies around housing production, as well as private financial institutions’ practices that disadvantaged people of color. Factors such as restrictive lending rules and racial covenants, although outlawed by the 1968 Federal Fair Housing Act, caused populations of color to have significantly less access to the types of homeownership and other economic opportunities that build generational wealth, resulted in community disinvestment in many urban centers, and reduced economic and housing mobility for many, advancing patterns of segregation that persist across the region and within many cities today.

Recognizing the legacy of these practices across the State, efforts to affirmatively further fair housing as outlined in the introduction to this section are, in large part, intended to address the racial and economic disparities that exist, protect existing vulnerable populations from displacement and, and improve access to local opportunities and housing choices for all. The City of Pleasanton is committed to advancing and supporting these efforts.

F.2.2 Existing Housing Programs

The City and its partners implement a comprehensive suite of programs designed to prevent displacement, encourage affordable housing, and serve all segments of the community. A summary of the programs is noted below.

- **First Time Homebuyer Programs**
 - Pleasanton Down Payment Assistance Loan Program (City/BAAHA)
 - AC Boost Down Payment Assistance (Alameda County)
 - Preparing for Homeownership Education (City/ECHO Housing)
 - Pleasanton Home Ownership Assistance Program (City/BAAHA)
- **Housing & Human Services Grant (HHSB) Program**
 - Grants for non-profits (City)
- **Housing Rehabilitation Program**
 - Major Rehabilitation Loans (City/Habitat for Humanity)
 - Minor Home Repair Grants (City/Habitat for Humanity)
 - Accessibility Grants (City/Habitat for Humanity)
 - Renew AC Home Improvement Loan Assistance Program (Alameda County)
- **Rental Assistance Programs**
 - COVID-Related Eviction Moratorium & Tenant Protections (City/ECHO Housing/Centro Legal de la Raza)
 - Rapid Re-Housing Program (City/Adobe Services)
 - Rental Assistance Program/Section 8 (Housing Authority of the County of Alameda)
- **Services**
 - Senior care and services (through housing facilities, Senior Support of Tri Valley, and City)
 - Emergency Housing Resources (through 2-1-1 Alameda County and City)
 - Disabled housing services (through REACH, BACS, CRIL, ECHO Housing, 2-1-1, East Bay Innovations, RCEB, and Sunflower Hill)

- **Key Existing Ordinances to Increase Affordable Development and Prevent Displacement (for a complete list of policies, programs, and incentives, see Appendix D)**
 - Inclusionary Housing Ordinance for residential developments of 15 or more units (Municipal Code Chapter 17.44)
 - Require affordable housing fees (Municipal Code Chapter 17.40)
 - Condo Conversion Ordinance (Municipal Code Chapter 17.04)
 - Density Bonus Ordinance (Municipal Code Chapter 17.38)

F.2.3 Alameda County Fair Housing

The Alameda County Regional Analysis of Impediments to Fair Housing Choice (Alameda County AI), released in January 2020, examines contributing factors to fair housing across the region, including Pleasanton. The Alameda County AI included outreach, includes goals and priorities for the region, and identifies existing actions, among other analyses. The Alameda County AI is included as Attachment 3.

Section F.3 Public Participation

F.3.1 Housing Element Public Participation

Detailed information about Housing Element Update public participation is detailed in Section 1.E and Appendix E. Highlights include:

- Three community meetings
- Two community surveys
- Three stakeholder group meetings (housing developers, community and housing advocates, and local intuitions and businesses)
- Over 20 public hearings
- Maintained a project website specifically for the Housing Element update, available in multiple languages
- Tabled a booth at Farmers Market
- Citywide utility bill inserts with project information to all utility customers in the City
- Various city newsletter articles, local newspaper notices, and social media posts (e.g., NextDoor, Facebook, Twitter, etc.) throughout the project

- Email distribution list sent out prior to all community engagement opportunities, public hearings, and key project milestones throughout the project

F.3.2 Fair Housing Public Participation

In addition to the broad community wide public participation opportunities, the City has conducted intentional AFFH outreach making a proactive effort to connect with all segments of the community. Attachment 1, Section 1.2 of this Appendix includes detail about the specific fair housing outreach methodology but included focus groups, in-person events, passive in-person outreach, mailings, and digital communication including:

- One additional survey, conducted in multiple languages and with focused distribution to target traditionally underrepresented populations.
- Four Zoom focus groups (La Familia, St. Clare's Episcopal Church and St. Bart's Episcopal Church, Downtown Restaurant Association, and Association of Pleasanton Teachers and Association of Pleasanton staff)
- Three in-person events (Muslim Community Center, restaurant staff, and Día del Niño)
- Participated in one community-based organizations forum organized by the Alameda County Collaborative, and Alameda County AI outreach
- Mailings and hard copy distribution of the survey to below-market-rate housing communities (this included 61 respondents completing the paper copy of the survey)
- In-person distribution of information at the Senior Center, Library, and Open Heart Kitchen meals
- Digital distribution of information to over 20 organizations (including housing providers, advocacy groups, and service agencies among others)

F.3.3 Continued Public Participation

To ensure the success of Pleasanton's housing policies and programs moving forward, it will be important for the City to continue to engage the community to receive ongoing feedback. The following summarizes some of the outreach to be conducted during the planning period, as presented in Programs 2.6 and 7.4 which include developing a comprehensive marketing program to intentionally outreach with all segments of the community including lower-income households, special needs groups, disabled, people experiencing homelessness, and non-English speaking households. The programs also include building improved partnerships with community service organizations.

Section F.4

Assessment of Fair Housing

F.4.1 Fair Housing Outreach and Enforcement

Fair housing complaints can be an indicator of housing discrimination in Pleasanton. Fair housing issues can arise through discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or gender when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency responsible for eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

Data from the Alameda County Housing Collaborative, gathered from fair housing organizations in the County, on fair housing inquiries, enforcement, and outreach indicated that from January 2013 to March 2021 Pleasanton had 16 fair housing inquiries. This number of inquiries represented the sixth lowest total out of the 13 cities that were examined in the data packet during that time. These inquiries constituted a total of 0.20 cases per 1,000 residents. The inquiries were not categorized by protected class.

No fair housing complaints or resolution of fair housing cases were noted for Pleasanton in the Alameda County Housing Collaborative data from 2016 to 2021. According to this data, the four largest percentages of fair housing complaints in Alameda County from January 2017 to June 2020 were related to disability at 49.8 percent, retaliation at 12.3 percent, race at 11.3 percent, and familial status at 9.9 percent.

The Eden Council for Hope and Opportunity (ECHO Housing) is committed to ending illegal discrimination in housing. Every year ECHO Housing conducts an audit of rental properties in local communities, including Pleasanton, to see how well they are conforming to fair housing laws. A different protected class is selected each year as the focus of the audit. The 2020-2021 audit focused on discrimination against home seekers who have a Housing Choice Voucher (commonly known as Section 8). ECHO audited 10 properties in Pleasanton and found no discrimination at those properties.

The City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not currently have any local fair housing laws.

The City complies with state and federal housing laws as follows:

- **Fair Housing Act; Title VIII of the Civil Rights Act of 1968** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.

- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City’s ADA/504 Coordinator and Building Official.
- **American Disabilities Act** – the City complies with the ADA through building permit review and issuance and as described in Appendix C (Housing Constraints, Section C.2.2, Housing for Persons with Disabilities).
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols for hiring and decision making, mandatory trainings for City staff, and legal counsel and advisement.
- **Government Code Section 65008** – the City ensures that the City’s actions are not discriminatory through training programs conducted by the City’s Human Resources Department. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, reasonable accommodation, transitional and supportive housing, and emergency shelters).
- **Government Code Section 8899.50** – Appendix F of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.
- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City’s Human Resources programs and the City’s procurement protocols.
- **Density Bonus Law (Government Code Section 65915)** – the City must update its density bonus provisions in compliance with the Density Bonus Law as described in Appendix C (Housing Constraints) and Program 2.7.
- **Housing Accountability Act (Government Code Section 65589.5)** – the City has documented compliance with the HAA as described in Appendix C (Housing Constraints).
- **No-Net-Loss Law (Government Code Section 65863)** – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via programs (Program 1.2).
- **Least Cost Zoning Law (Government Code Section 65913.1)** – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA.
- **Excessive subdivision standards (Government Code Section 65913.2)** – the City’s subdivision standards are typical or not excessive in compliance with the Government Code (see Appendix C, Section C.2.5).
- **Limits on growth control (Government Code Section 65302.8)** – the City’s Growth Management Ordinance was amended to comply with state law and accommodate RHNA (see Appendix C, Section C.2.2, Growth Management).

- **Housing Element Law (Government Code Section 65583)** – this Housing Element documents compliance with Housing Element Law.

F.4.2 Integration and Segregation

This section analyzes integration and segregation, including patterns and trends, related to people with protected characteristics.

Segregation Report

An AFFH Segregation Report for Pleasanton was prepared by the University of California Merced Urban Policy Lab in cooperation with ABAG/MTC. Pleasanton’s Segregation Report reviews income and racial segregation and integration both between neighborhoods within Pleasanton, and across Bay Area jurisdictions. Some trends are described below, with full details available in Attachment 2 to this appendix. Additionally, Attachment 3 (the Alameda County AI) provides a history of segregation in Alameda County.

Race and Ethnicity

The Dissimilarity Index (DI) is a tool that measures segregation across a defined geographic boundary. DI ranges from 0 to 100 where 0 is perfect integration and 100 is complete segregation. 0 to 39 is considered low segregation. Segregation within Pleasanton falls in the “low” category between White and all other races (ranging from 16.4 to 30.6). Segregation in Pleasanton compared to the Bay Area is lower between White and Latinx (18.5 versus 20.7) and White and people of color (16.4 versus 16.8). However, segregation is higher compared to the Bay Area between White and Asian/Pacific Islander (20.5 versus 18.5) and between White and Black/African American (30.6 versus 24.4)³. As such, the DI indicates that 20.5% of all White (or Asian/Pacific Islander) residents would need to move to different neighborhoods to be completely integrated within the community.

As detailed in Appendix A, Housing Needs Assessment, the percentage of residents in Pleasanton identifying as White has decreased significantly in the past decade, from 78 percent in 2000 to 50 percent in 2019 - accordingly the percentage of residents of all other races and ethnicities has increased⁴. The City’s most isolated racial group is White residents, as detailed in Pleasanton’s Segregation Report. The average White resident in Pleasanton lives in a neighborhood that is 45.7% White. Other racial groups are less isolated meaning they are more likely to encounter other racial groups in their neighborhoods. This is shown in Figure F-2 and F-3 below. Figure F-2 provides historical Non-White population percentages by block group from 2010 ACS data as

³ In Pleasanton, the Black/African American population is less than five percent. As such, the dissimilarity index is considered unreliable between White and Black/African American.

⁴ Data used in the housing needs assessment (Appendix A) uses an ABAG provided “safe harbor” data set. This differs from the information provided by the University of California Merced Urban Policy Lab used to calculate the DI.

provided by HCD AFFH geospatial data⁵. Figure F-3 shows the Non-White population percentage by census block group for 2018 as provided by HCD AFFH geospatial data. More details on racial segregation and integration (both within Pleasanton and compared to the region) can be found in Pleasanton’s Segregation Report.

While Pleasanton’s proportion of White residents has decreased in the last 20 years, Pleasanton still has a higher share of residents identifying as White, Non-Hispanic (50 percent in 2019) compared to Alameda County (31-percent in 2019) and the Bay Area Region (39-percent in 2019). Pleasanton also has a higher share of Asian or Pacific Islander residents and a smaller share of residents identifying as American Indian or Alaskan Native, Black or African American compared to Alameda County and the Bay Area region. The population by racial group in Pleasanton compared to the region is shown below in Table F-2.

Table F-2: Population by Racial Group

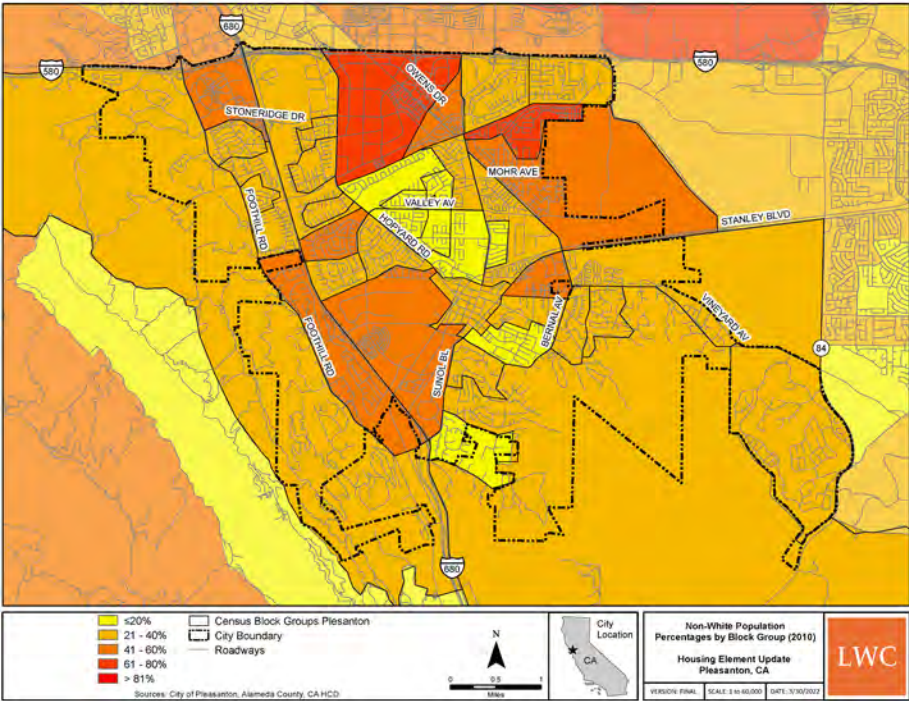
Race	Pleasanton			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	11.6%	23.2%	39.6%	28.2%
Black/African American	1.3%	1.6%	1.7%	5.6%
Latinx	7.9%	10.3%	9.9%	24.4%
Other or Multiple Races	3.4%	4.0%	5.9%	5.9%
White	75.8%	60.8%	43.0%	35.8%

Source: University of California Merced Urban Policy Lab

This is described in more detail in Attachment 2. Figure 7 of Attachment 2 illustrates the regional racial segregation between Pleasanton and other jurisdictions.

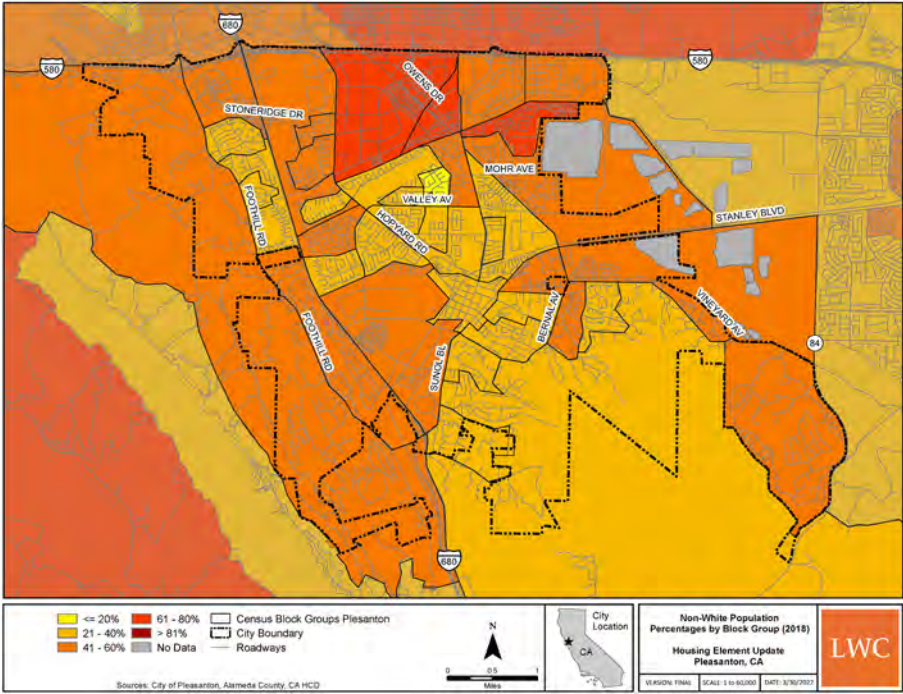
⁵ Geospatial data provided by HCD for AFFH mapping purposes is different than the data used in the housing needs assessment (Appendix A).

Figure F-2: Non-White Population Percentage (2010)



Source: HCD AFFH Geospatial Data

Figure F-3: Non-White Population Percentage (2018)



Source: HCD AFFH Geospatial Data

Disability

People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. When it comes to housing, people with disabilities are not only in need of affordable housing but also often benefit from accessibly designed housing, which offers greater mobility and opportunity for independence. Such housing needs typically outweigh what is available. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when an aging caregiver (e.g., a parent or grandparent caring for a disabled adult relative) is lost. According to the Alameda County AI, some community members noted difficulty finding rentals and others believe some landlords have an anti-disability bias when looking for tenants.

In Alameda County, 56.6 percent of all fair housing complaints made to the Department of Fair Employment and Housing between 2015-2019 related to disability. This was a majority of the complaints, with the next two closest categories being Familial Status (7.8 percent) and Race (7.8 percent).

According to the 2015 to 2019 ACS, 7.0 percent of Pleasanton residents have a disability (3.13 percent with an ambulatory difficulty), compared to 9.2 percent countywide (see Table F-3).

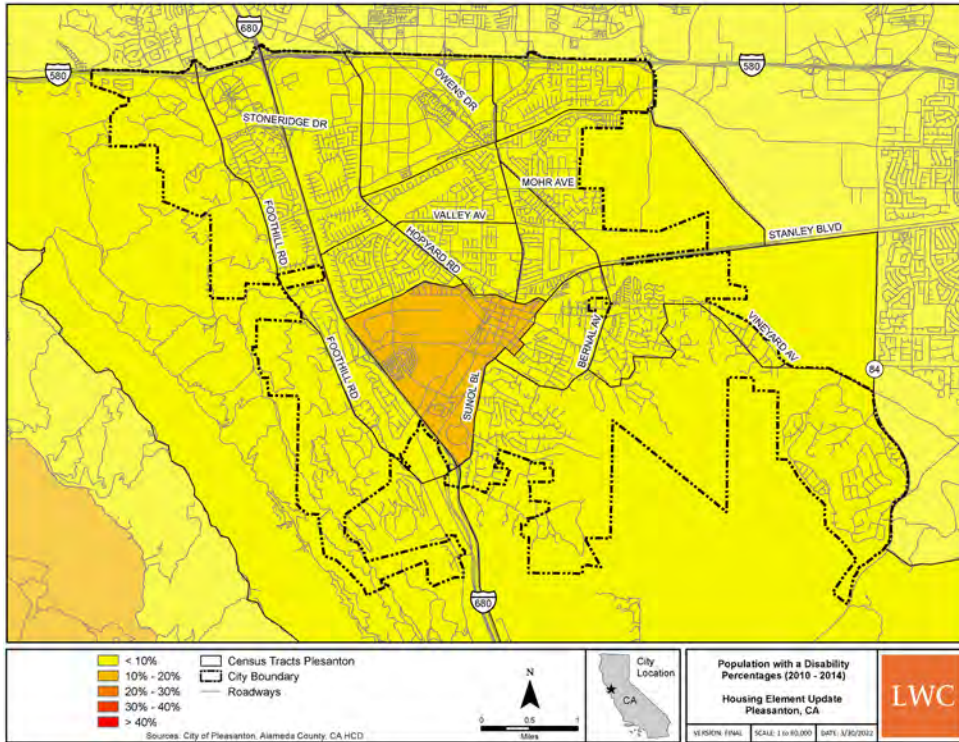
Table F-3: Percentage of Population with a Disability (2019)

Pleasanton		Alameda County
Number	Percentage	Percentage
5,974	7.0%	9.2%

Source: ACS 2019 5-Year Estimates, Table S1810

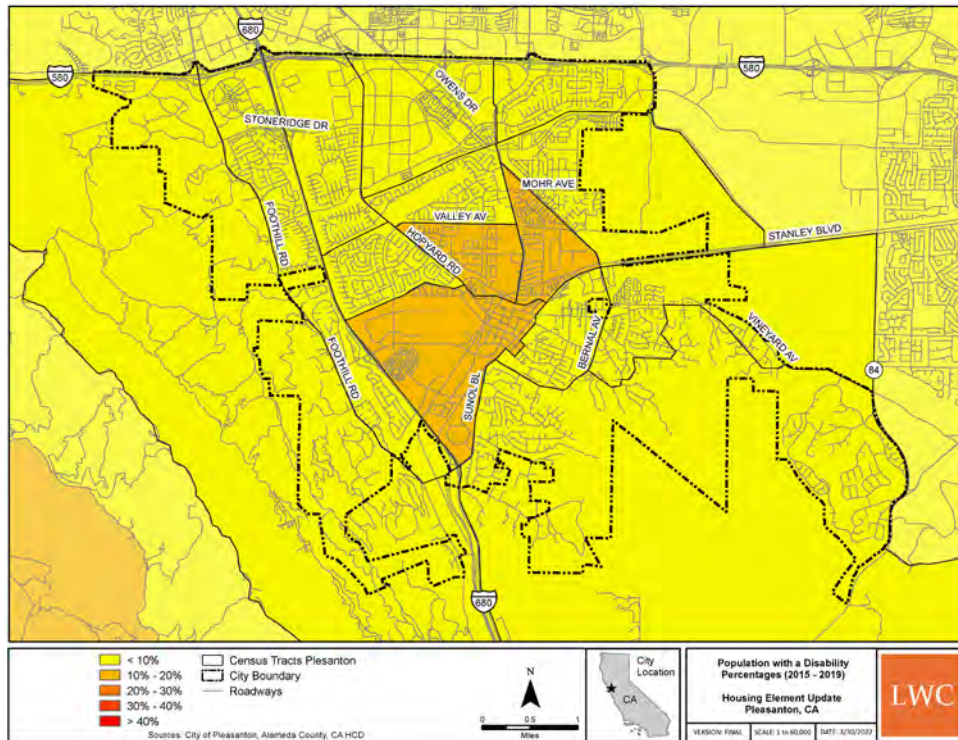
As shown in Figure F-5, three census tracts in Pleasanton, all located in the central portion of the city, have between 10-20 percent of residents experiencing disability in 2019 (i.e., greater than the citywide average), and reflecting a larger proportion of disabled residents than in the prior period. All other census tracts have less than 10 percent of residents experiencing disabilities, Figure F-4 presents the ACS 2010 to 2014 data for percentage of population with a disability. Figure F-5 shows the ACS 2015 to 2019 data for percentage of population with a disability.

Figure F-4: Percentage of Population with a Disability (2010 – 2014)



Source: HCD AFFH Geospatial Data

Figure F-5: Percentage of Population with a Disability (2015 – 2019)



Source: HCD AFFH Geospatial Data

Familial Status

Familial status refers to the presence of at least one child under 18 years old. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, and confinement of families to specific floors of a building. Single parent households are a fair housing protected class and may experience greater housing affordability challenges due to typically lower household incomes, especially among female-headed households, compared to two-parent households. In Pleasanton, married couples with children make up 33.4 percent of the population and three percent are female headed households with children and no spouse/partner. Table F-4 shows the ACS five-year estimates for the percentage of married couple households with children in Pleasanton and Alameda County in 2019. Table F-5 contains the ACS five-year estimates for the percentage of female-headed households with children in Pleasanton and Alameda County in 2019.

Table F-4: Percentage of Married-Couple Households with Children (2019)

Pleasanton	Alameda County
33.4%	23.4%

Source: ACS 2019 5-Year Estimates, Table DP02

Table F-5: Percentage of Female-Headed Households with Children, No Spouse/Partner Present (2019)

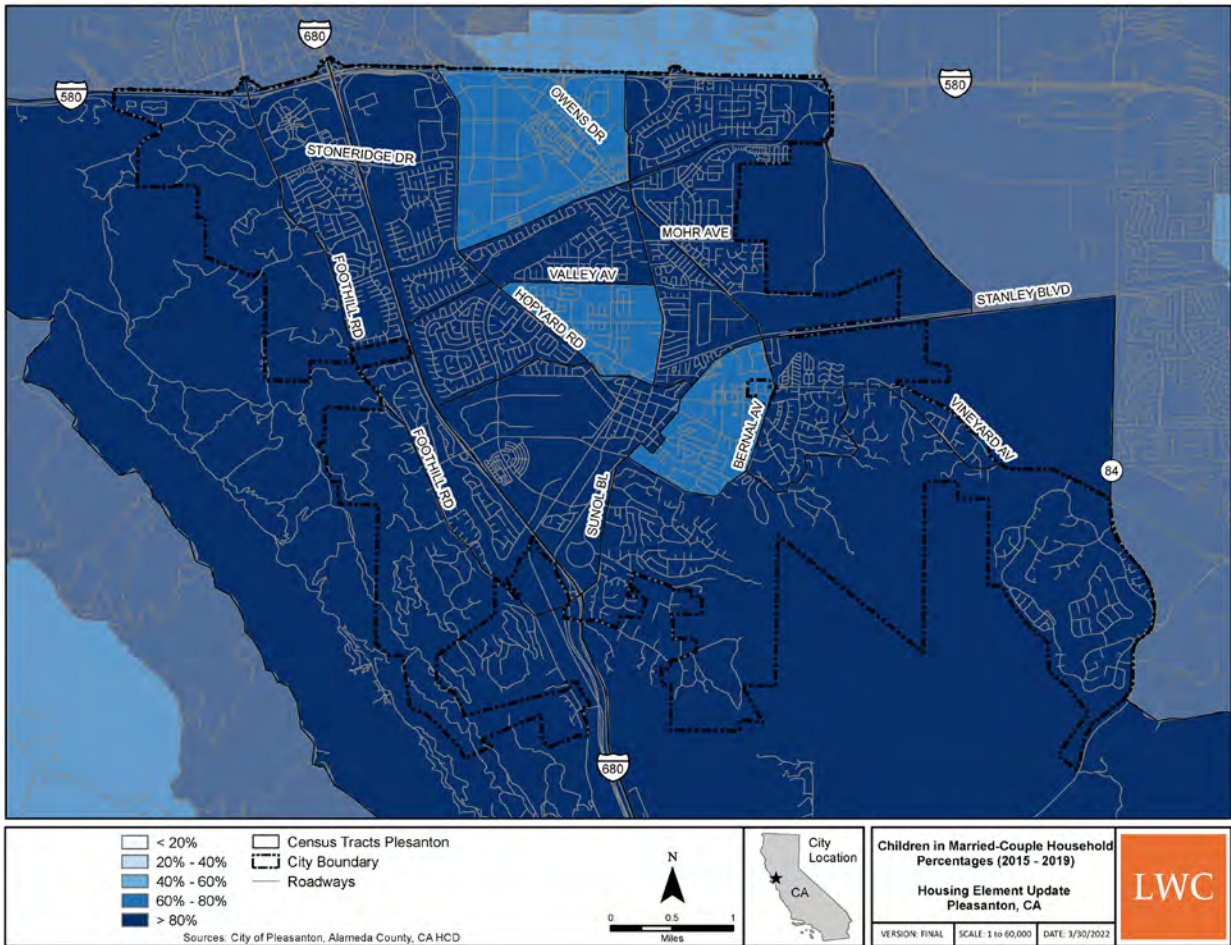
Pleasanton	Alameda County
3.0%	4.1%
<i>Source: ACS 2019 5-Year Estimates, Table DP02</i>	

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare, and for units with a larger number of bedrooms, can make finding a home that is affordable more challenging. In Pleasanton, 16.6 percent of female-headed households with children fall below the Federal Poverty Line (212 households)⁶.

Figure F-6 shows the percentages of children in married couple households by quintile. ACS five-year data for the percentages of children in single female-headed households is presented in Figure F-7.

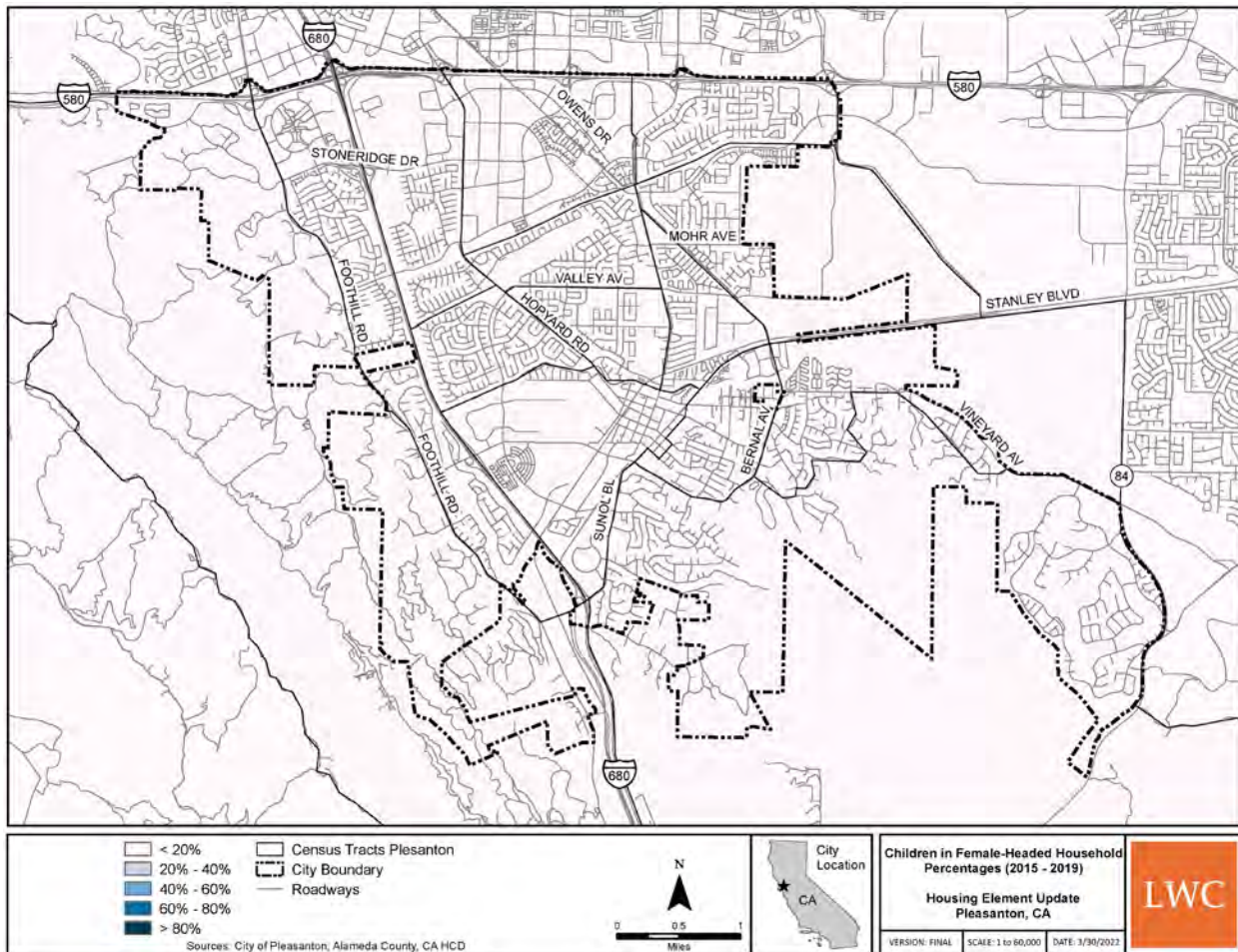
⁶ Housing Needs Assessment, Appendix A.

Figure F-6: Children in Married-Couple Households (2015 – 2019)



Source: HCD AFFH Geospatial Data

Figure F-7: Children in Female-Headed Households with No Partner Present (2015-2019)



Source: HCD AFFH Geospatial Data

Income

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state. Pleasanton has a higher income population than Alameda County. Pleasanton's 2019 median household income was \$156,400 which is 57 percent higher than the County (\$99,406). However, 7.6 percent of households in Pleasanton are extremely low-income, and 19.5 percent are low-income households (earn less than 80 percent of Area Median Income (AMI))⁷. Table F-6

⁷ Housing Needs Assessment, Appendix A.

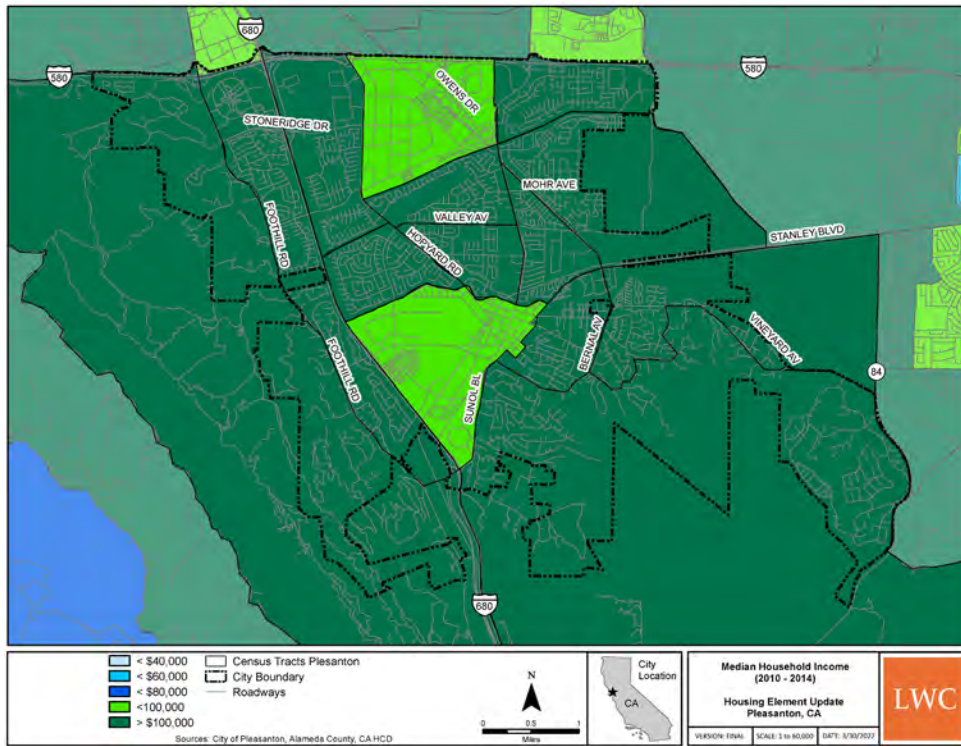
contains the ACS five-year estimates for median household income in Pleasanton and Alameda County in 2019.

Table F-6: Median Household Income (2019)

Pleasanton	Alameda County
\$156,400	\$99,406
<i>Source: ACS 2019 5-Year Estimates, Table S1901</i>	

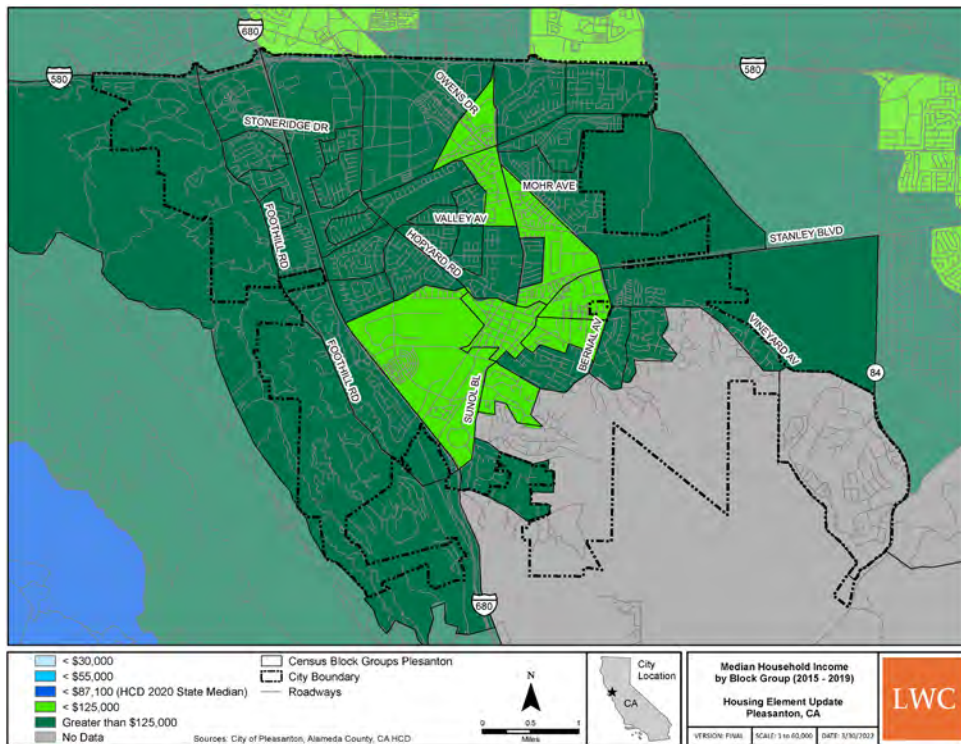
According to Pleasanton’s Segregation Report, Pleasanton has a higher share of above-moderate income residents (67.97 percent) compared to the Bay Area (39.4 percent). Conversely, Pleasanton has a lower share of all other income categories (Low- and Moderate Income, LMI) compared to the Bay Area. More details on Pleasanton’s income segregation can be reviewed in Attachment 2. Figure F-8 displays the distribution of median household income by census tract for 2014. Figure F-9 presents median household income by block group for 2019. Figure F-10 presents the distribution of LMI households in the city by quartile according to ACS 2015 data as provided by HCD AFFH geospatial data.

Figure F-8: Median Household Income (2014)



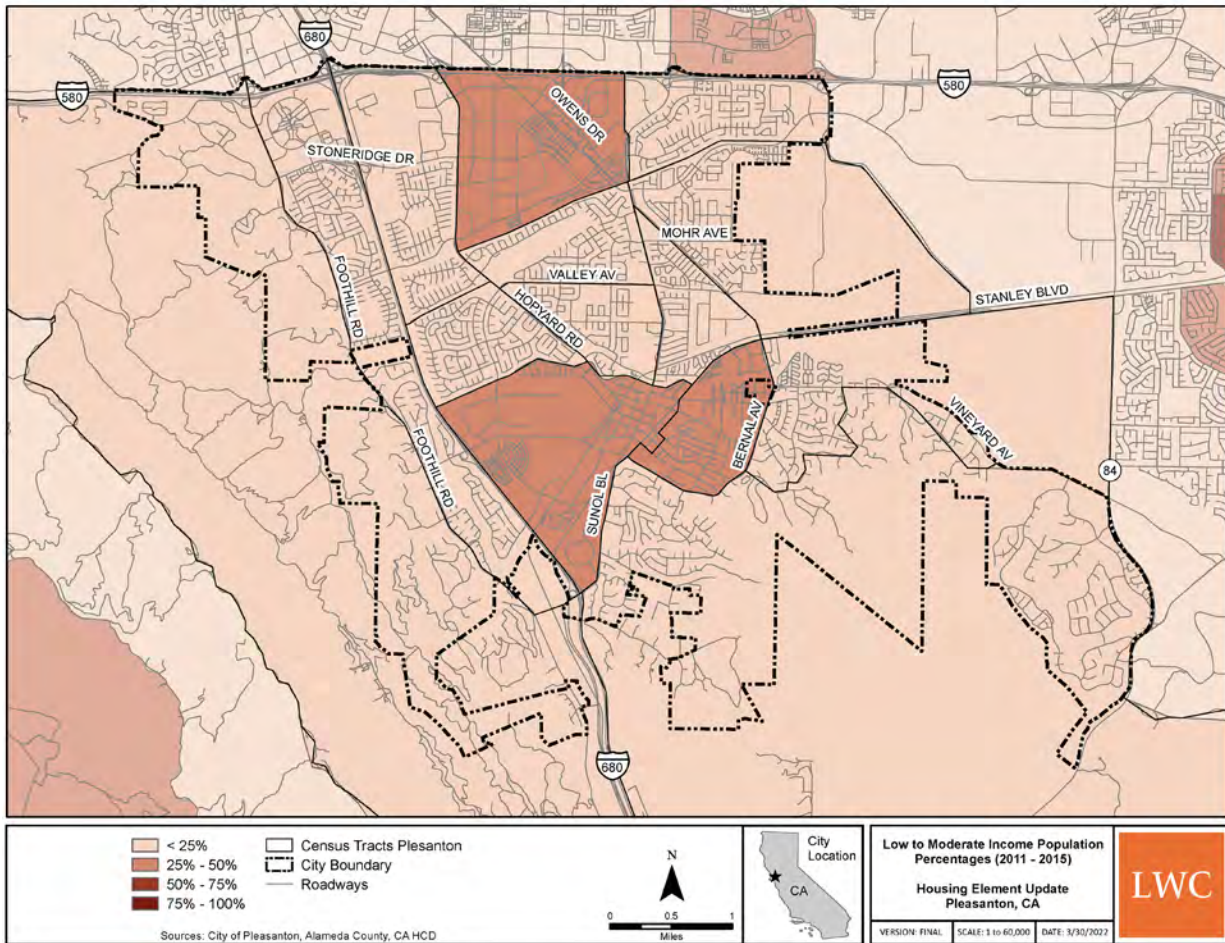
Source: HCD AFFH Geospatial Data

Figure F-9: Median Household Income (2019)



Source: HCD AFFH Geospatial Data

Figure F-10: Low to Moderate Income Population (2015)



Source: HCD AFFH Geospatial Data

Disaggregating income data by race and ethnicity can help to further understand local patterns of segregation and integration. The poverty rate by race/ethnic group is shown in Table F-7. Pleasanton’s citywide poverty rate was 4.3 percent in 2019, however, not all racial and ethnic groups have the same likelihood of experiencing poverty. As shown in Table F-7, Black or African residents, American Indian and Alaska Native alone residents, some other race alone residents, and two or more races disproportionately experienced poverty. For example, Black or African American residents represent 18.9 percent of the total residents experiencing poverty. This rate is especially pronounced because this group represents only 1.8 percent of the total population.

Table F-7: Persons in Poverty by Race/Ethnicity (2019)

Race/Ethnicity	Number of Persons	Poverty Rate for Race/Ethnicity	% Of Total Population
Below poverty level estimate	3,520	4.3%	-
White alone	1,437	3.5%	50.1%
Black or African American alone	281	18.9%	1.8%
American Indian and Alaska Native alone	0	0.0%	0.3%
Asian alone	897	3.2%	34.2%
Native Hawaiian/Other Pacific Islander alone	0	0.0%	0.5%
Some other race alone	382	22.6%	2.1%
Two or more races	199	4.9%	5.0%
Hispanic or Latino origin (of any race)	693	9.0%	9.5%

Source: ACS 2019 5-Year Estimates, Table S1701 and Table DP05

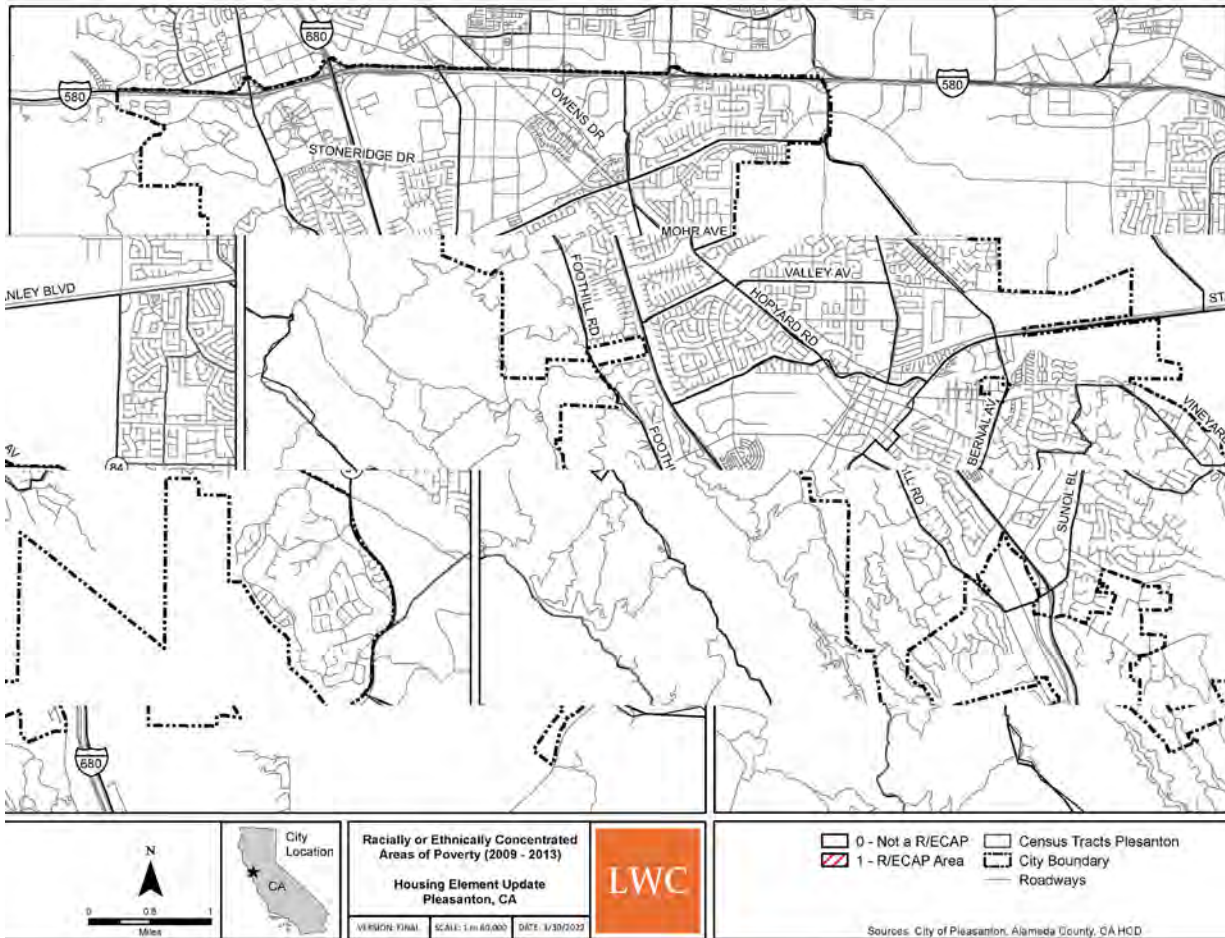
F.4.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower.

R/ECAPs may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. According to Figure F-11, there are no R/ECAPs in Pleasanton or in the surrounding area.

Figure F-11: Racially/Ethnically Concentrated Areas of Poverty (2009 – 2013)



Source: HCD AFFH Geospatial Data

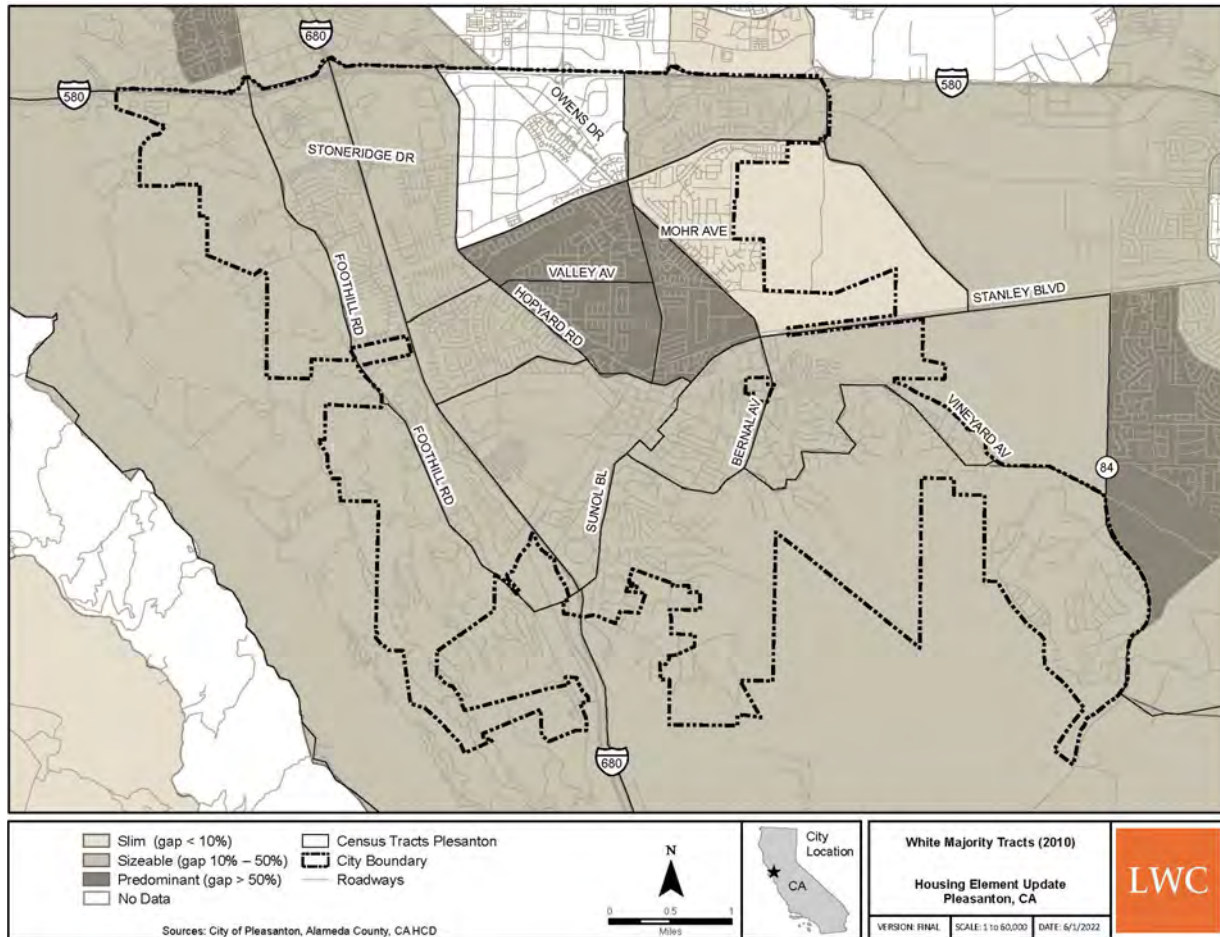
Racially or Ethnically Concentrated Areas of Affluence (RCAs)

Racially or Ethnically Concentrated Areas of Affluence (RCAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAs are defined as census tracts where 80 percent or more of the population is White, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016). RCA areas are not available in the HCD AFFH geospatial data.

However, HCD adjusted the RCA methodology to track more closely with California’s higher levels of diversity by setting the White population threshold to 50 percent. The 2010 data from HCD for White-majority census tracts is shown in Figure F-12. The racial predominance categories are established by HCD in their AFFH geospatial data. The categories are defined by the difference between the non-Hispanic White population percentage and the second most populous racial or ethnic group percentage within a census tract. The definitions of slim (<10 percent), sizable (10 to

50 percent), and predominant (>50 percent) have been established by the agency in order to understand the relative density of racial characteristics for the community.

Figure F-12: White Majority Tracts (2010)



Source: HCD AFFH Geospatial Data

F.4.4 Access to Opportunity

One important component of fair housing is a neighborhood’s access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents’ mobility and access to ‘high resource’ neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD’s fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging

access to opportunity through land use policy and affordable housing, program design, and implementation.

HCD and TCAC prepared opportunity maps to identify census tracts with the highest and lowest resources. High resource areas are areas with high index scores for a variety of opportunity indicators. Examples of indicators of high resources areas include high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Census tracts in the city that are categorized as moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators.

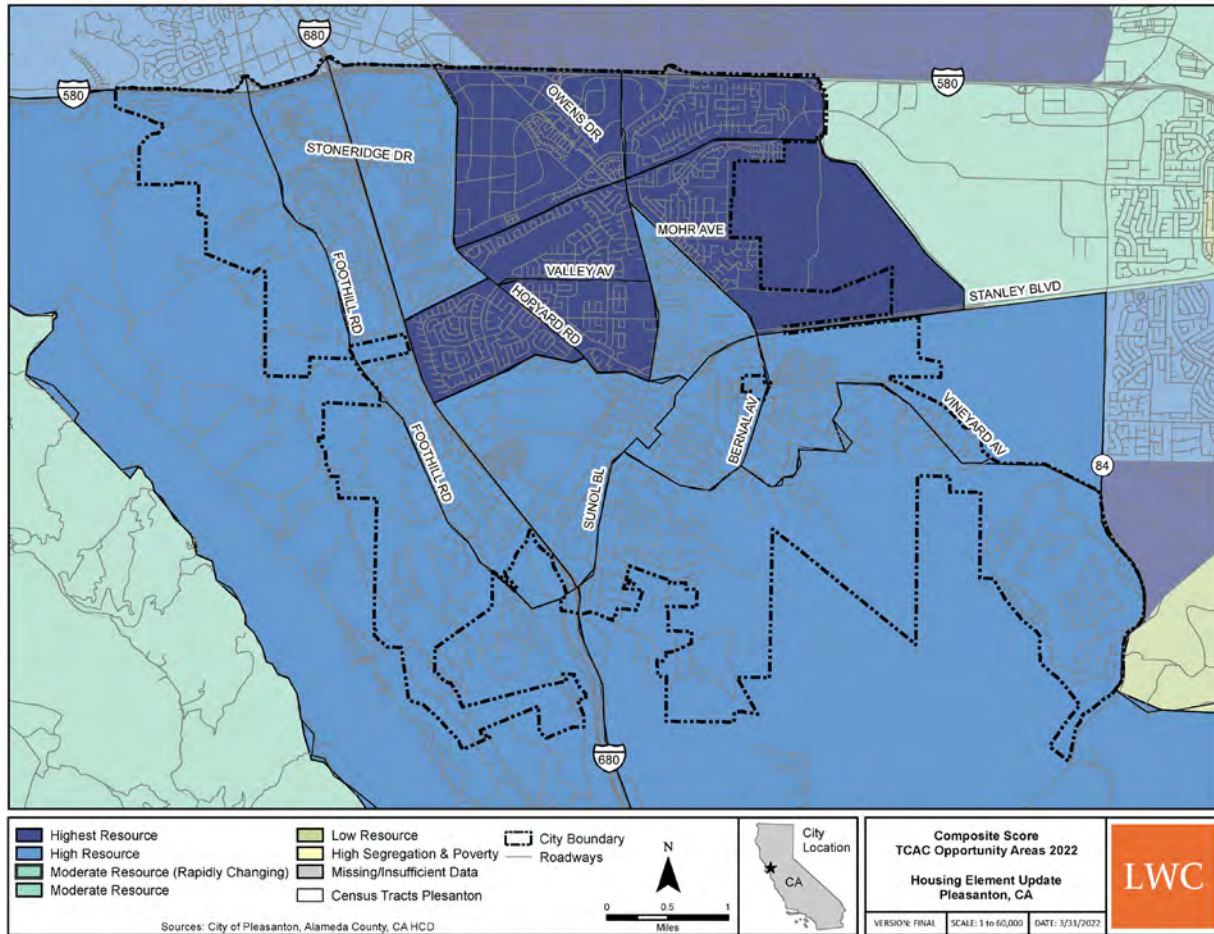
Low resources areas are characterized as having fewer opportunities to employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit (LIHTC) Program, to distribute funding more equitably for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity (e.g., high, moderate, low), but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

TCAC Opportunity Areas – Composite Score

The TCAC Opportunity Areas 2022 Composite Score provides an aggregate index of three domains: economic, education, and environmental. Census tracts with higher composite scores indicate higher resource areas overall. The 2022 TCAC Composite Score is shown in Figure F-13. Pleasanton has two different levels of resource areas: highest and high. According to the Alameda County AI, across the cities included in their report, White and Asian or Pacific Islander residents tend to live in neighborhoods with a lower rate of poverty and have higher access to proficiency schools and the labor market. Pleasanton is a high resource community as shown in Figure F-13 and aligning with the Alameda County AI, Pleasanton has significantly more White and more Asian or Pacific Islander residents than other races (and compared to the County as a whole).

Figure F-13: TCAC Opportunity Areas 2022 – Composite Score

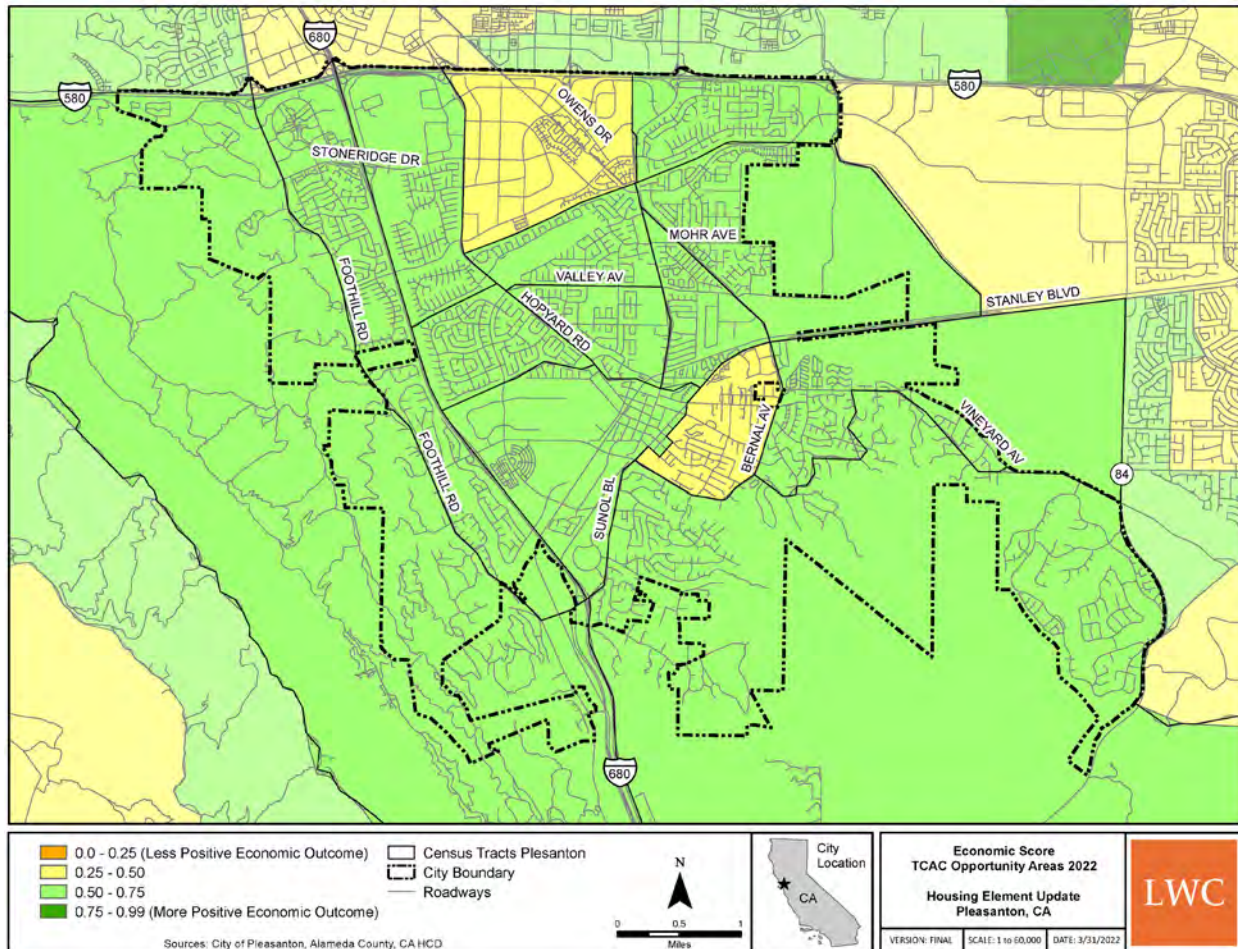


Source: HCD AFFH Geospatial Data

Economic Score

The TCAC Opportunity Areas 2022 Economic Score for a census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quartile indicating more positive economic outcomes and the lowest score indicating least positive outcomes. The city’s economic scores are presented in Figure F-14. The primary positive drivers of the TCAC scores in Pleasanton are likely low poverty rates, high levels of adult education, and many opportunities for employment with more than two jobs for every employed resident. However, the median home value is extremely high in Pleasanton (with the median home value above the average in Alameda County). As described above, the factors considered in establishing the TCAC economic score include educational attainment by the adult population, unemployment rates, proximity to jobs, and median home value. Variation in home value likely accounts for most of the variation between tracts in Pleasanton.

Figure F-14: TCAC Opportunity Areas 2022 – Economic Score

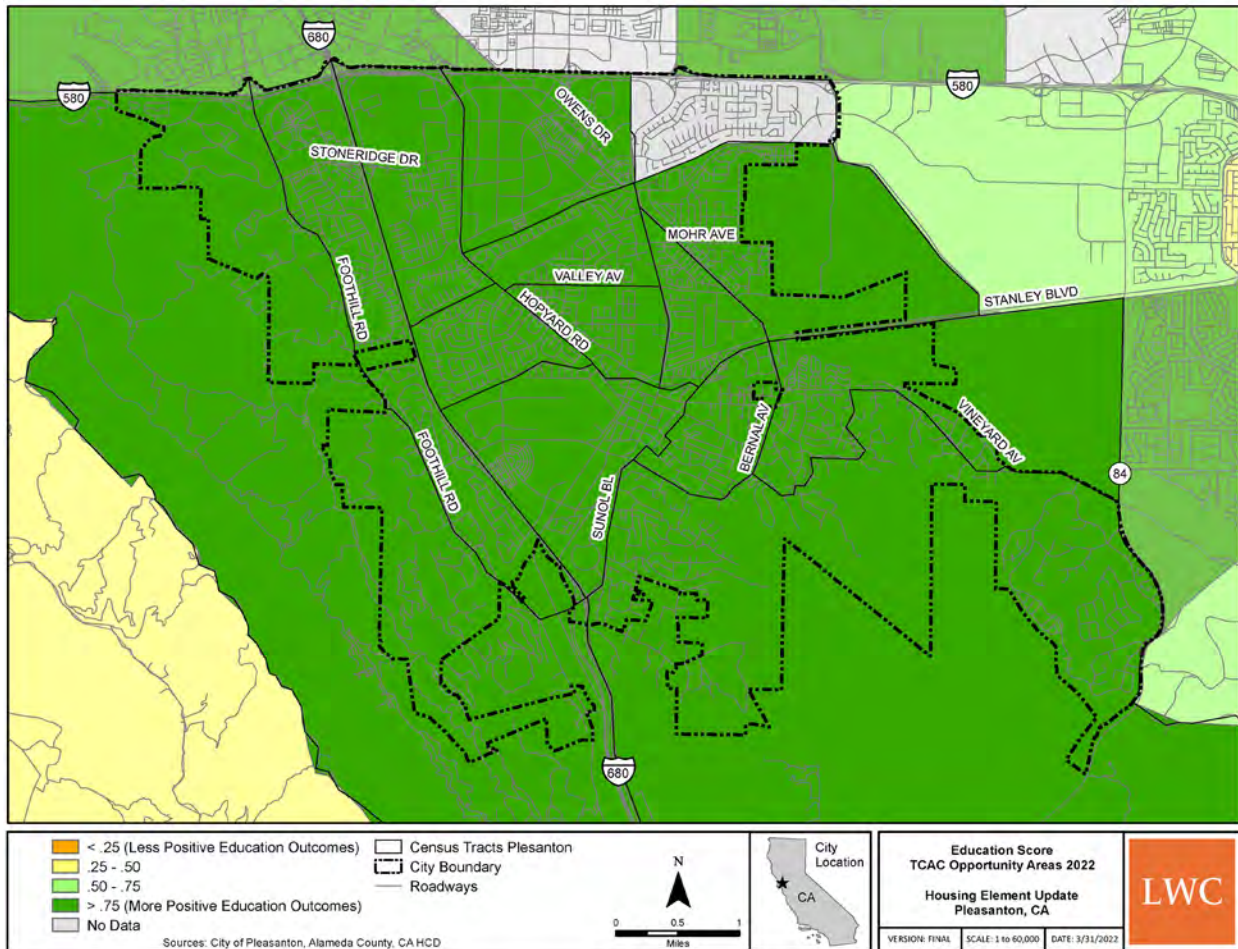


Source: HCD AFFH Geospatial Data

Education Score

The TCAC Opportunity Areas 2022 Education Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying less positive outcomes. The Pleasanton Unified School District (PUSD) has three early education/preschools, nine elementary schools, three middle schools, and three high schools within its boundaries. PUSD served around 14,000 students in 2021. The district has a long-standing record of excellence and had a 96.5 percent graduation rate in 2021. TCAC Education Scores are shown in Figure F-15. As shown in Figure F-15, all census tracts in the City for which data is available indicate the most positive education outcomes.

Figure F-15: TCAC Opportunity Areas 2022 – Education Score



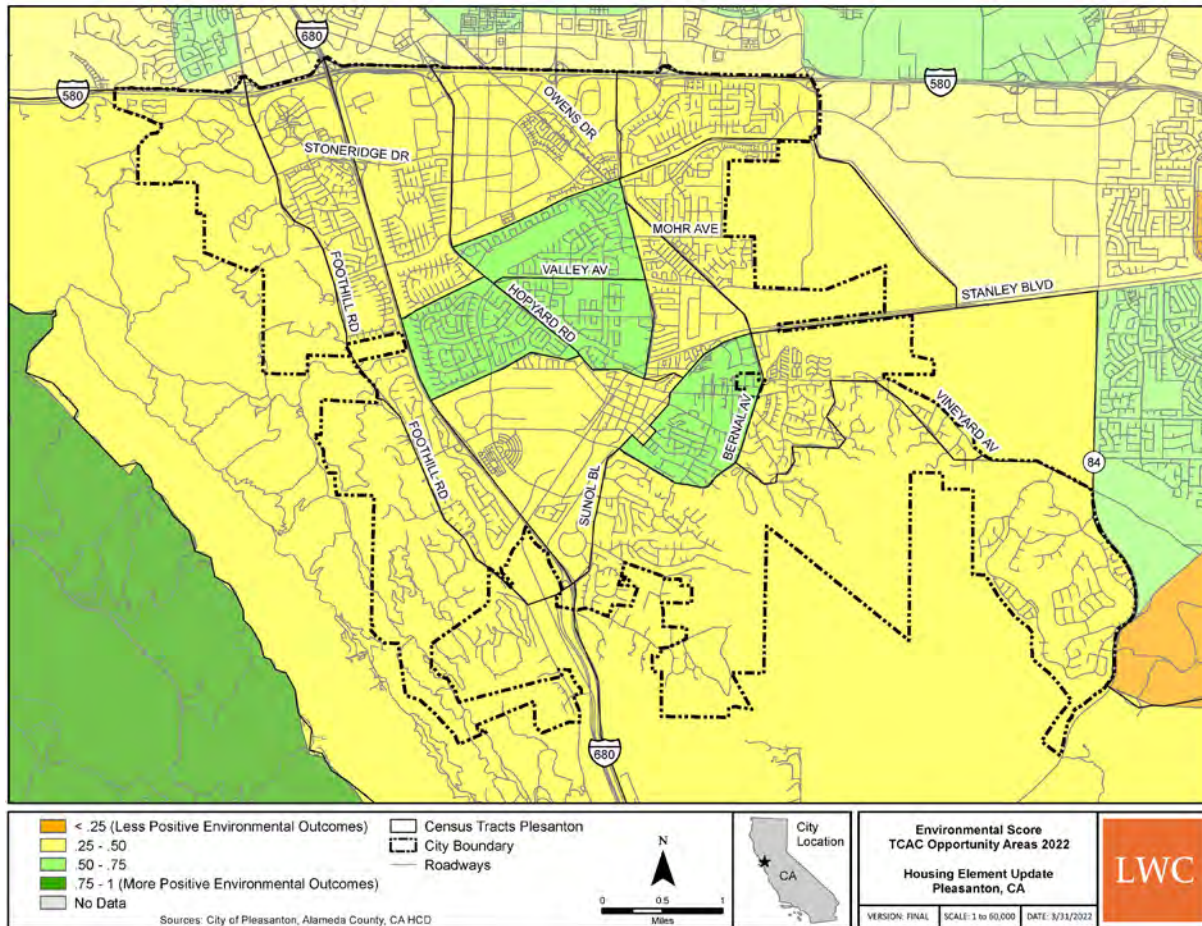
Source: HCD AFFH Geospatial Data

Environmental Score

Environmental scores for census tracts presented in Figure F-16 are based on TCAC Opportunity Areas 2022 Environmental Scores that reflect environmental risk. The environmental risk is based on the CalEnviroScreen framework which considers factors such as, particulate matter, ozone levels, toxic releases, pesticides, hazardous waste, and groundwater contamination. The scores are divided into quartiles with higher scores representing more positive environmental outcomes and lower scores indicating least positive environmental outcomes for residents living there.

As shown in Figure F-16, most tracts within the city have scores in the relatively lower range of 0.25 to 0.50 and only four have scores above 0.50.

Figure F-16: TCAC Opportunity Areas 2022 – Environmental Score



Source: HCD AFFH Geospatial Data

Jobs Proximity Index

HUD’s Jobs Proximity Index for a census tract measures the area’s distance from employment. This index can be used as a proxy to indicate relative transportation needs in a community. The index is divided into quintiles, with the highest quintile representing areas closest to job centers and is shown in Figure F-17.

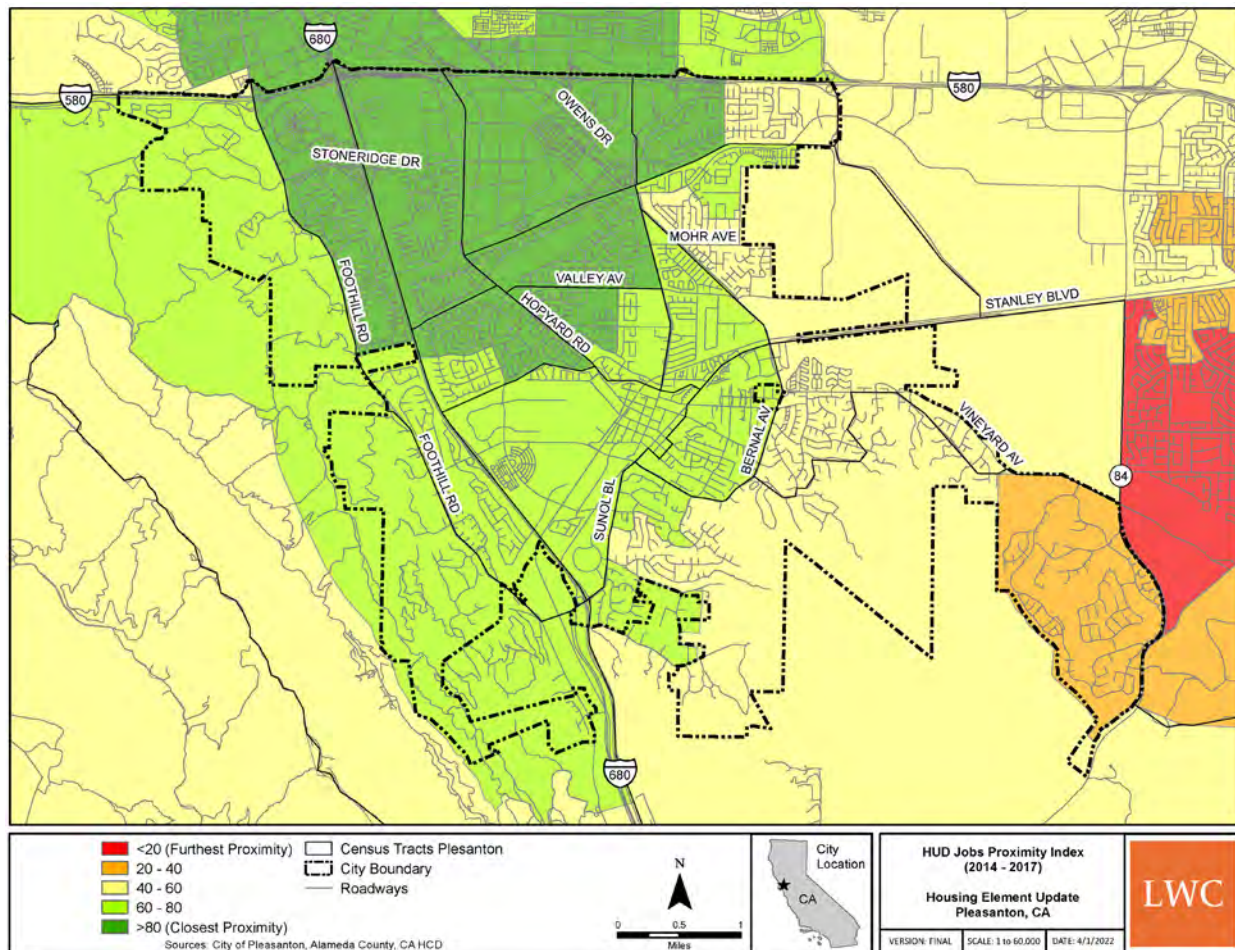
Pleasanton has more jobs than employed residents at all wage levels⁸. This fact likely can be traced to the 80s and 90s when the community experienced commercial growth and robust economic development, while housing growth was limited due to the GMO and housing cap.

⁸ Housing Needs Assessment, Appendix A.

Since the housing cap was removed, the jobs-household ratio in Pleasanton has decreased (declined from 2.86 jobs per household in 2002, to 2.6 jobs per household in 2018). Pleasanton’s jobs-household ratio is higher than both Alameda County and the region, suggesting the city still has a higher concentration of jobs relative to the rest of the Bay Area. Approximately 15 percent of employed Pleasanton residents work in Pleasanton (which is higher than Dublin, San Ramon, and Walnut Creek but lower than Livermore). Employed Pleasanton residents that commute to a job outside of the city are primarily commuting to San Francisco (8.7 percent), San Jose (7.8 percent), Fremont (4.9 percent), or Livermore (4.9 percent).

The Jobs Proximity Index score is relatively high across Pleasanton. The entire city, except for the southeast, is located in a quintile above 40 with much of the city located in a quintile above 60 indicating relatively closer distance to job centers as shown in Figure F-17. The quintile distribution is not unexpected with higher scores near Hacienda and other employment centers and lower scores for neighborhoods further away from these hubs.

Figure F-17: Jobs Proximity Index (2014 – 2017)



Source: HCD AFFH Geospatial Data

Disparities in Access to Opportunity for Persons with Disabilities

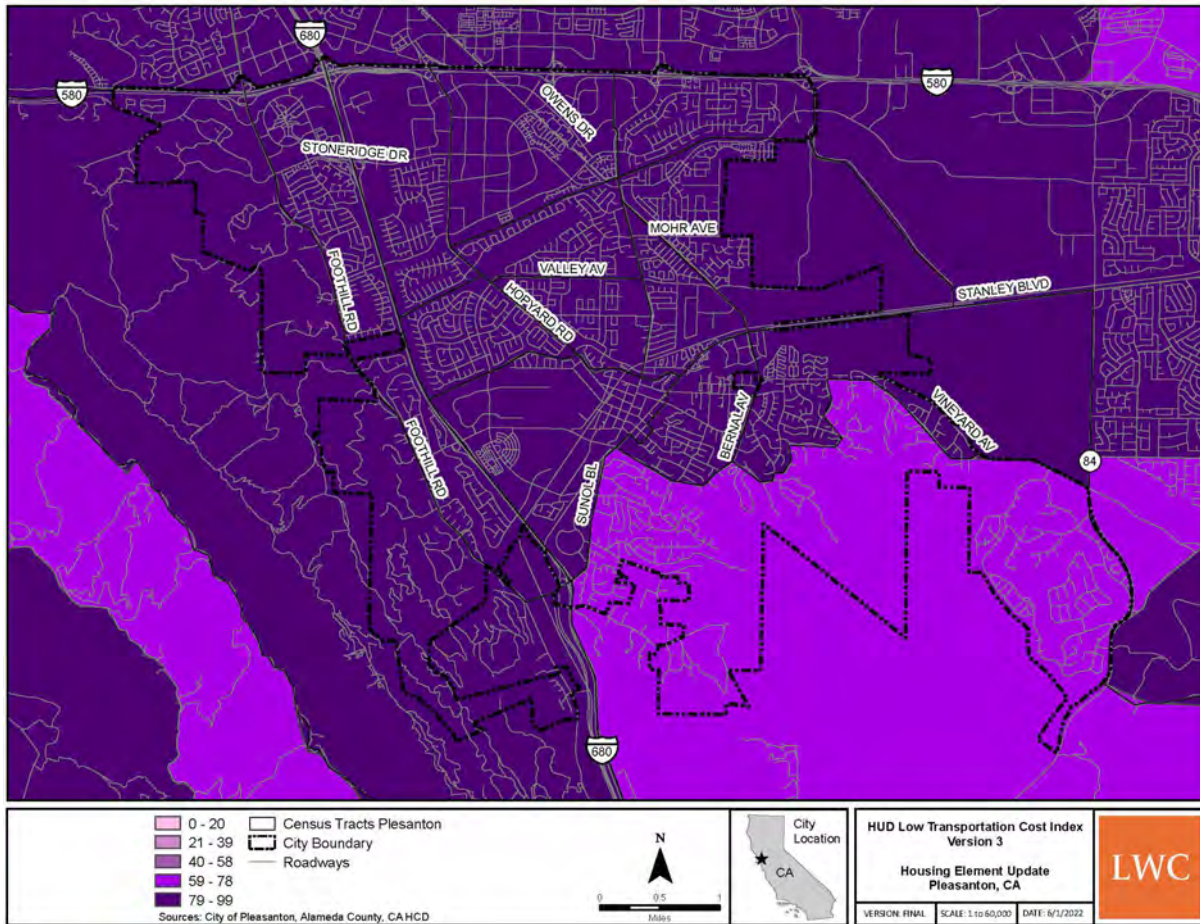
People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

The City continues to support and facilitate the development of housing for people with developmental disabilities. During the last planning period, the City acquired a 1.64-acre parcel of land within Irby Ranch and leased it to SAHA/Sunflower Hill who constructed the 31-unit Sunflower Hill project for residents with developmental disabilities and special needs. The City also provided funding necessary for the project's tax credit financing. Construction was completed in 2020.

Disparities in Access to Transportation Opportunities

The HUD Low Transportation Cost Index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region. These estimates originate from the Location Affordability Index (LAI). Transportation costs are modeled for census tracts as a percent of income for renters in these households. Index values are inverted, and percentile ranked nationally, with values ranging from 0 to 100. Higher index values indicate lower transportation costs in that neighborhood and are lower than that percentage of the nation. Transportation costs may be low within a tract for a range of reasons, including greater access to public transportation and the density of homes, services, and jobs in that area. Figure F-18 displays the Transportation Cost Index ranges in the city. In Pleasanton, the Transportation Cost Index is generally high across most tracts (indicating relatively low transportation costs) with the southeast tracts representing a slighter lower index. This is likely due to proximity of BART, ACE, and bus service combined with job locations in the more central and north parts of the city.

Figure F-18: HUD Low Transportation Cost Index



Source: HUD Geospatial Data

F.4.5 Disproportionate Housing Needs

Overpayment

HUD defines overpayment, or “housing cost burden”, as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

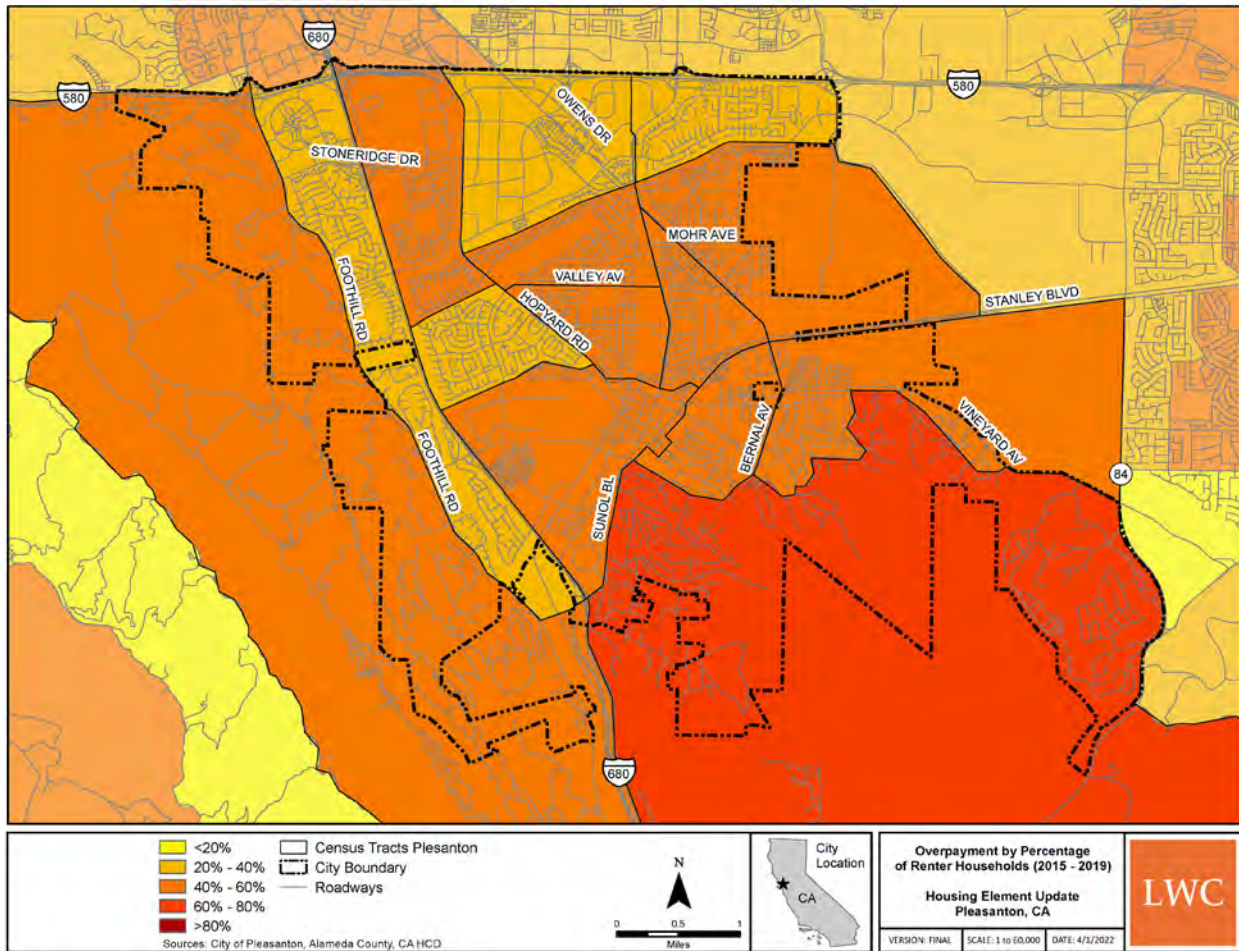
Approximately 30 percent of residents rent. In Pleasanton, the largest proportion of rental units is in the \$2,000-\$2,500 category. According to the Alameda County AI, the annual wage needed to rent average housing unit in the County is \$93,000. The cost of housing represents a significant challenge for the local workforce, particularly those in lower-wage jobs, many of whom will become cost burdened if they both live and work in the city. The percentage of renter households experiencing overpayment is shown in Figure F-19, with over 40 percent of renter households

experienced such cost burdens in a number of areas of the city. Note that the tract covering the Southeast portion of the city included areas in both Pleasanton and unincorporated Alameda County. This may affect the percentage of households who are overpaying. Based on local knowledge, the portions of Pleasanton within this tract comprise relatively high-income/high-value single family housing stock that is unlikely to reflect a high proportion of rental units – thus, the data may be skewed to over-represent cost burden in this particular tract.

More broadly, according to the Needs Assessment (Appendix A), Pleasanton has a lower proportion of cost-burdened households overall compared to Alameda County and the Bay Area. Of Pleasanton's households, approximately 17 percent are cost burdened, and 13 percent are severely cost burdened. In the county, these proportions are 20 percent and 17 percent, respectively. Nonetheless, in the city's fair housing survey, there were 131 mentions in open ended questions noting that the most important housing problem facing Pleasanton today is cost and affordability. As evidenced by the data above, renters in Pleasanton are typically more likely to overpay for housing costs than homeowners.

During the fair housing outreach events, employees at local restaurants shared that they work multiple jobs to sustain the cost of living in the area.

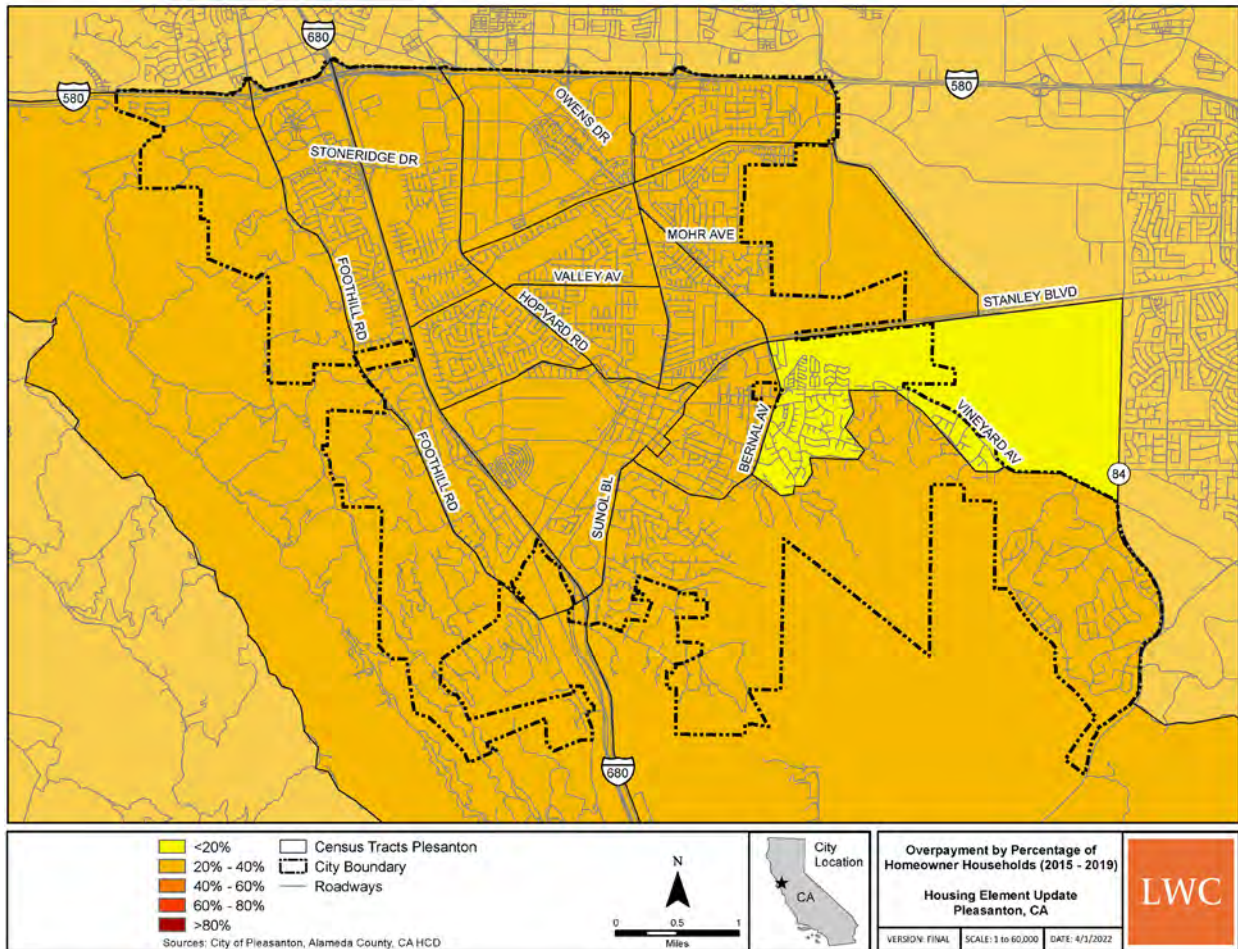
Figure F-19: Overpayment by Percentage of Renter Households (2015 – 2019)



Source: HCD AFFH Geospatial Data

Homeowners generally experience a lower rate of cost burden than renters. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. Figure F-20 shows the percentages of homeowners experiencing overpayment.

Figure F-20: Overpayment by Percentage of Owner Households (2015 – 2019)



Source: HCD AFFH Geospatial Data

According to the Housing Needs Assessment, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity. In Pleasanton, American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 40.4 percent spending 30 to 50 percent of their income on housing (compared to 17 percent of White residents), and Other Race or Multiple Races, Non-Hispanic residents are the most severely cost burdened with 30.5 percent spending more than 50 percent of their income on housing (compared to 12 percent of White residents).

Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens) while severe overcrowding occurs when more than 1.5 people occupy a room. Overcrowded households are an indicator of housing needs, as lower income

families or individuals may choose to live together in smaller spaces to save money on housing costs. In addition to the strain on residents' mental and physical health, overcrowding can also lead to more rapid deterioration of the property due to increased usage.

Overcrowding rates in the city and county are shown in Table F-8. According to Housing Needs Assessment, renter households are more likely to be living in overcrowded conditions than owner-occupied households. Although Pleasanton has a lower rate of overcrowding compared to the region, about seven percent of renter households live in overcrowded conditions. Anecdotally, in the fair housing outreach events staff heard stories of overcrowding where multiple families shared one home. In Pleasanton, the racial group with the largest overcrowding rate, based on Census data, is Asian / API.

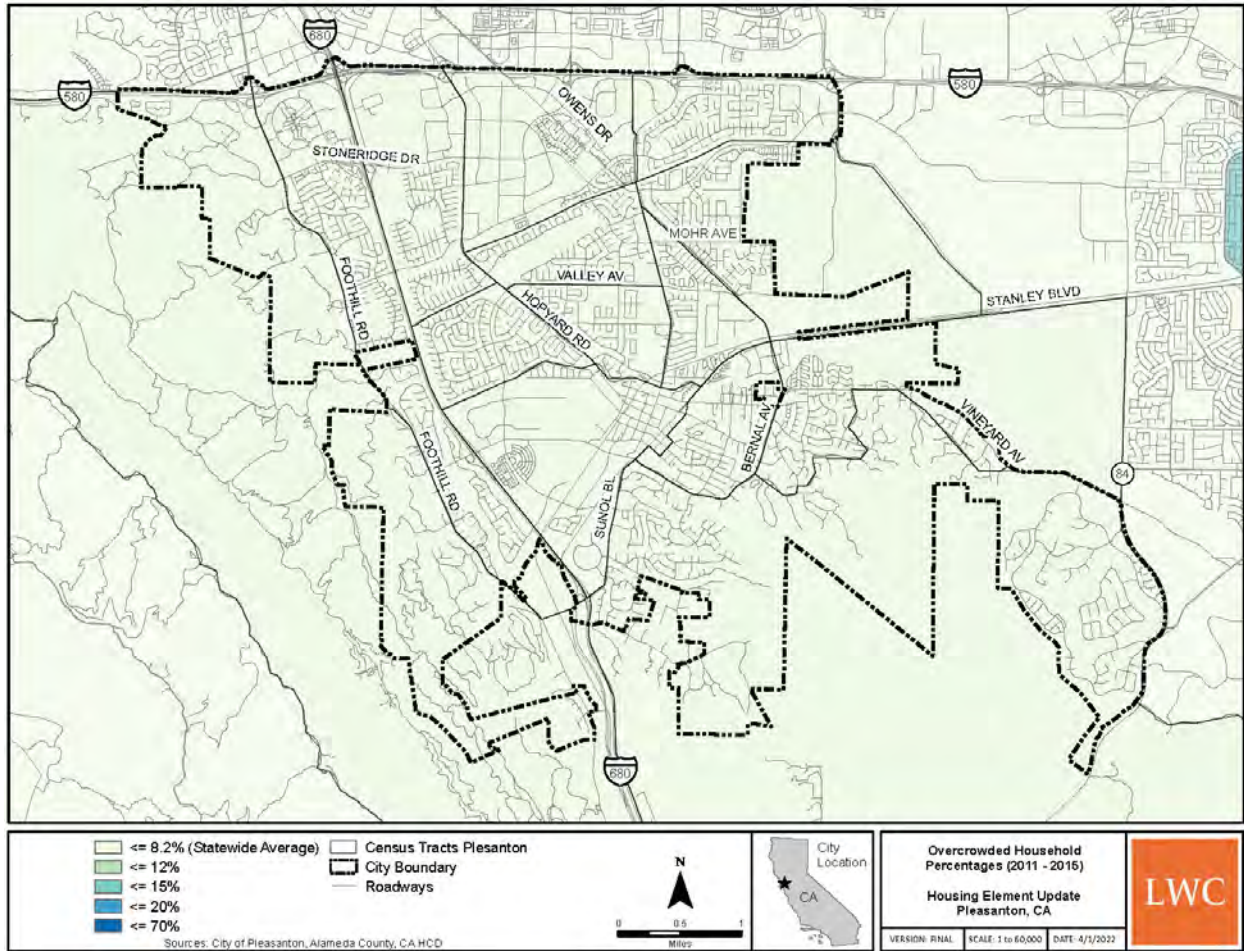
Table F-8: Overcrowding and Severe Overcrowding Rates (2019)

Occupants Per Room	Pleasanton		Alameda County
	Units	Percentage	Percentage
1.01 to 1.5	447	1.5%	5.0%
1.51 or more	310	1.1%	2.8%

Source: ACS 2019 5-Year Estimates, Table DP04

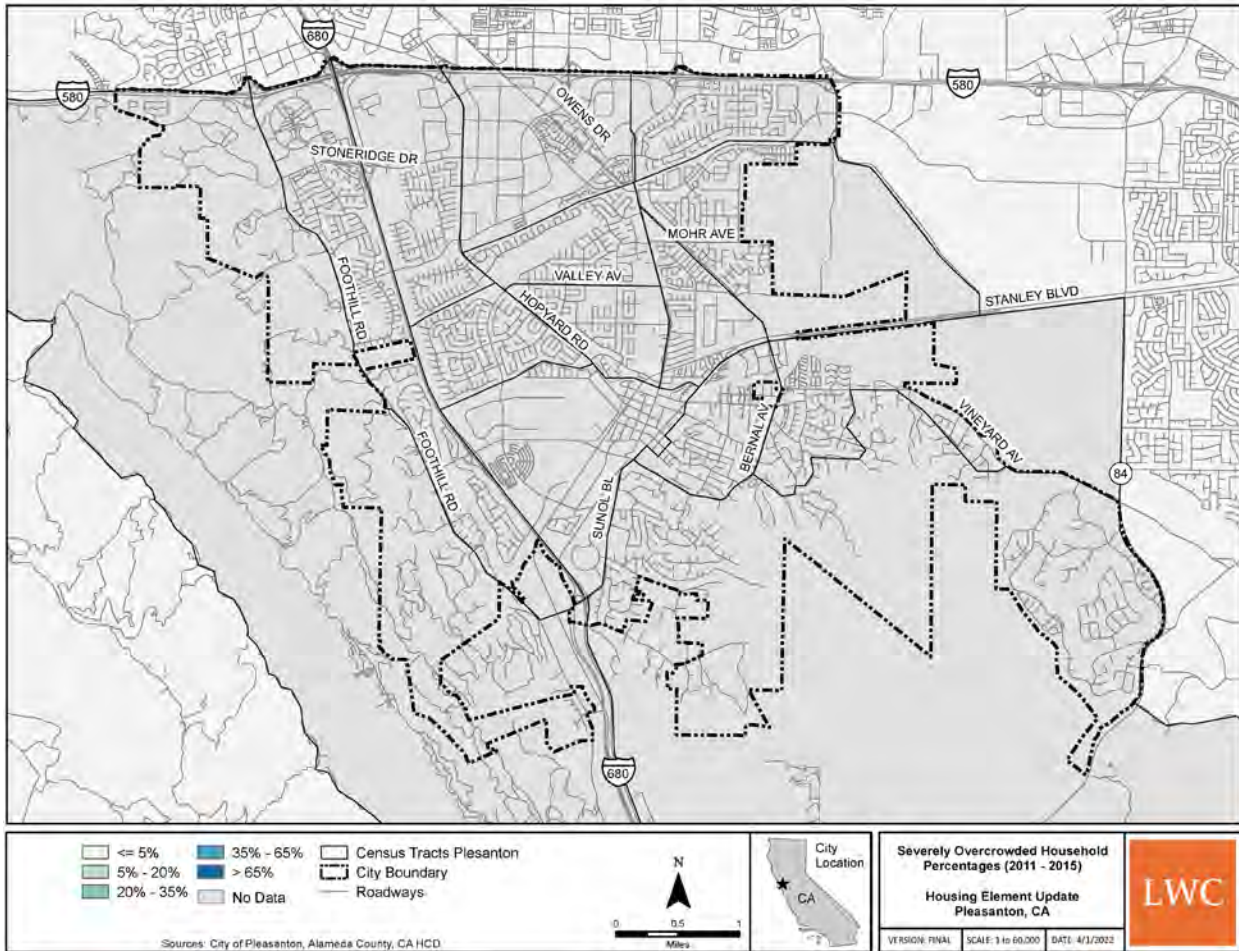
Estimated percentages of overcrowded households by census tract in Pleasanton are shown in Figure F-21. The statewide geospatial data for severe overcrowding did not contain any values in the vicinity of Pleasanton as shown in Figure F-22.

Figure F-21: Overcrowded Households (2015)



Source: HCD AFFH Geospatial Data

Figure F-22: Severely Overcrowded Households (2015)

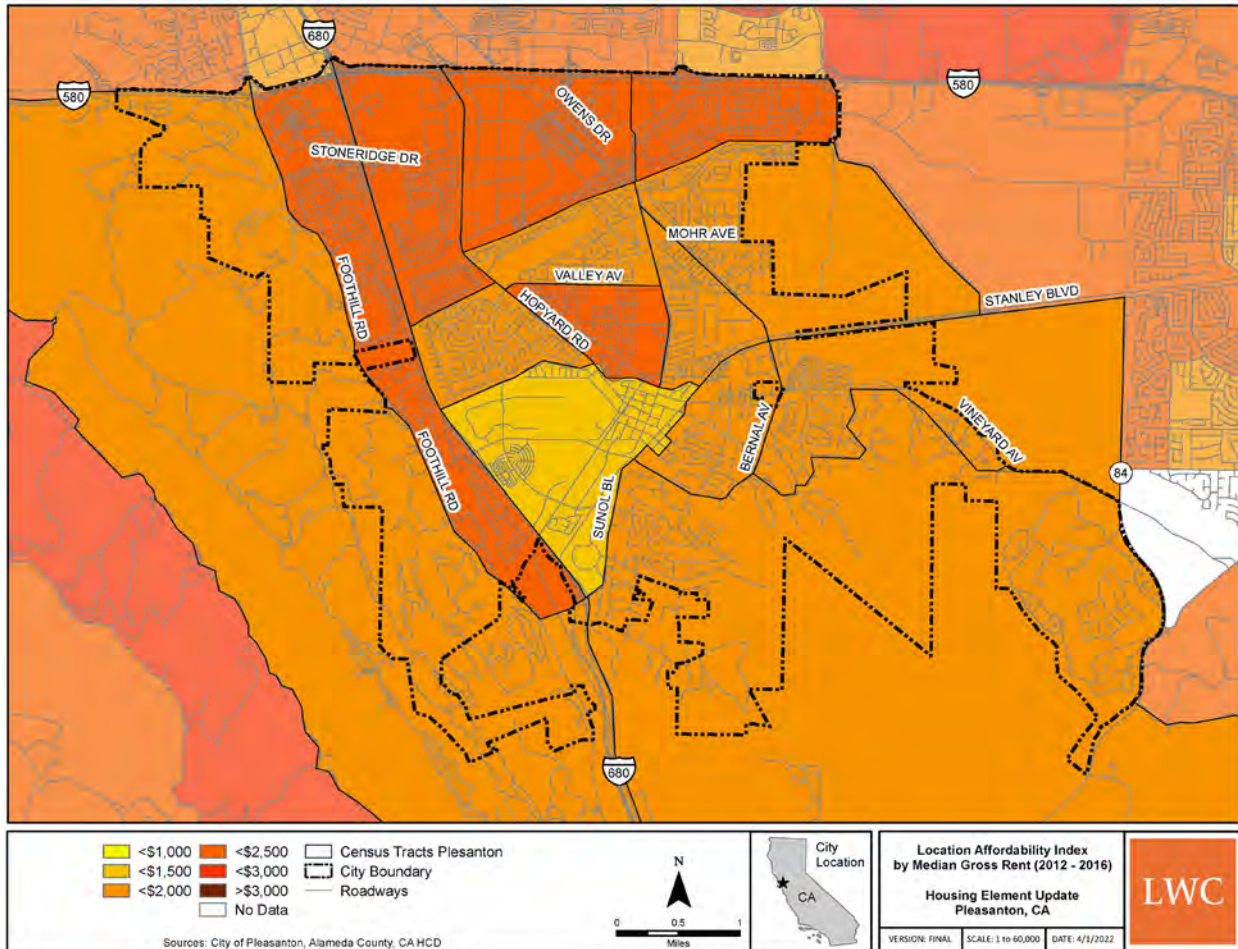


Source: HCD AFFH Geospatial Data

Location Affordability Index

Figure F-23 shows HUD’s Location Affordability Index for 2012 to 2016. This index estimates household housing and transportation cost on a neighborhood-scale. As shown, based on this index, the Census tract including the historic downtown is the most affordable location in Pleasanton; tracts in the western part of the City (west of Foothill Road), and to the north are less affordable. This statistic likely correlates to the age and nature of the rental housing stock, with rentals predominantly comprised of single-family homes or newer apartments, exhibiting relatively higher costs. Conversely, the downtown has a higher proportion of older and more modestly-sized housing units compared to other parts of the city, including a relatively high proportion of rental housing units.

Figure F-23: Location Affordability Index by Median Gross Rent (2016)



Source: HCD AFFH Geospatial Data

Substandard Housing

Incomplete plumbing or kitchen facilities can be used as a proxy to indicate substandard housing conditions. The 2020 ACS data for substandard housing rates in Pleasanton and Alameda County are provided in Table F-9. As noted in the table, substandard housing rates for Pleasanton were slightly lower than in the County.

Table F-9: Substandard Housing Rates (2019)

Substandard Housing	Pleasanton		Alameda County
	Units	Percentage	Percentage
Lacking complete plumbing facilities	44	0.2%	0.4%
Lacking complete kitchen facilities	204	0.7%	1.0%

Source: ACS 2019 5-Year Estimates, Table DP04

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values. In Pleasanton, the largest proportion of the housing stock was built between 1980 to 1999, with 12,569 units constructed during this period, which is approximately 41.5 percent of housing units. The Housing Needs Assessment has additional information on housing stock age and condition.

Displacement Risk

HCD uses a data set supplied by the University of California Berkeley’s Urban Displacement Project (UDP) as a part of its AFFH geospatial data. This data is used to identify sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having “populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.” Vulnerability was determined based on the following characteristics:

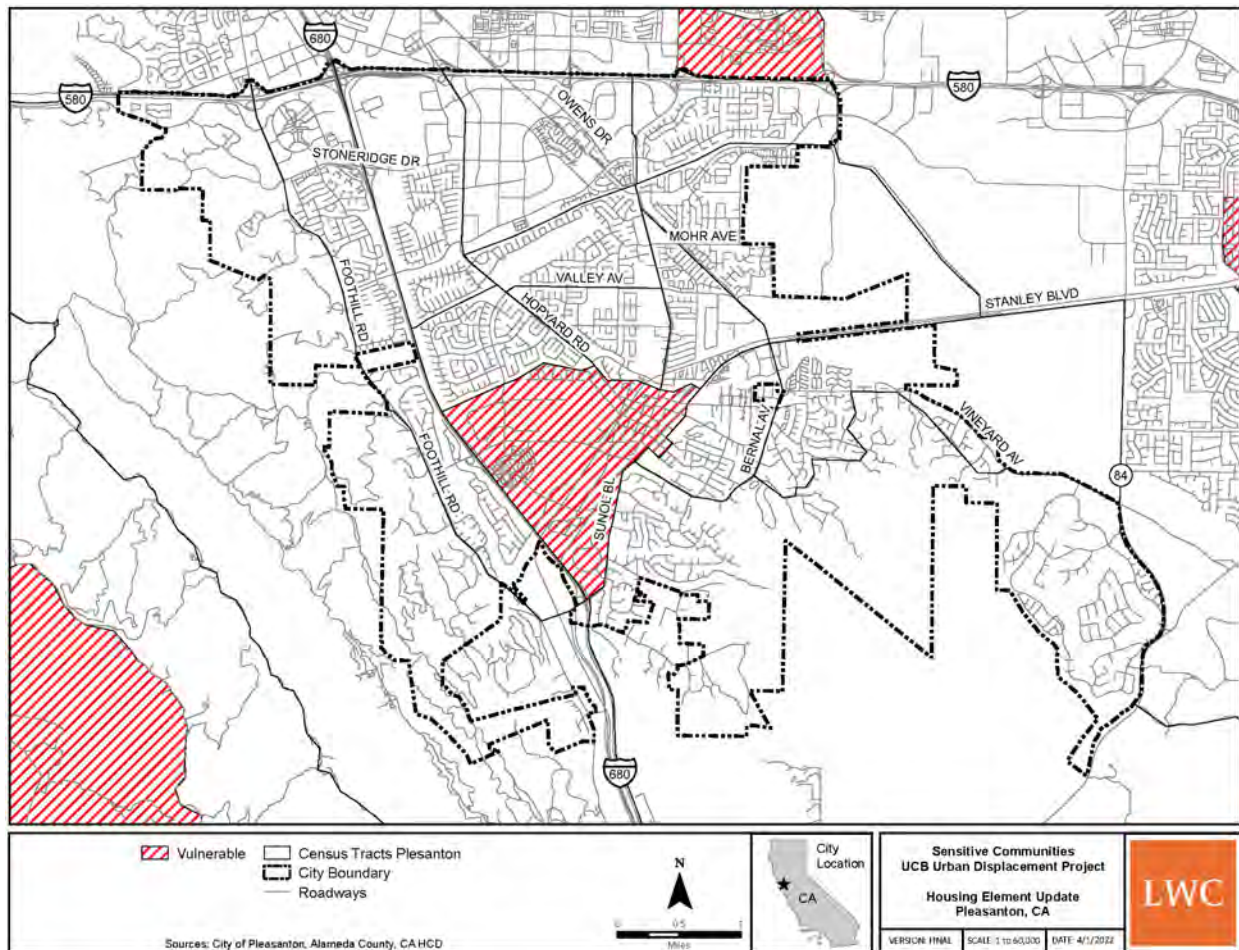
- The share of very low-income residents is above 20 percent;
- AND
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent
 - Share of people of color is above 50 percent
 - Share of very low-income households that are severely rent burdened households is above the county median
 - Percent change in rent is above county median rent increase
 - Rent gap, which is the difference between tract median rent and median rent for surrounding areas

The UDP from HCD data is presented in Figure F-24. This analysis identified vulnerable communities in one census tract within the city, which includes the area around the downtown. This tract has a higher population of residents with disabilities and has a higher concentration of LMI households. As shown in other data, this area also contains a higher proportion of relatively affordable rental housing. Anecdotally, at the fair housing outreach events, staff had several conversations with individuals currently residing in neighboring communities that at one time lived in Pleasanton, but reported having moved because they could no longer afford to live in the city. This theme also appeared in the open-ended responses in the survey as well.

Based on the above quantitative and qualitative data points, this area is likely to have a greater need for more affordable housing to alleviate demand. Also, downtown Pleasanton is an increasingly desirable place to live due to its concentration of shopping and dining, historic character, walkability and services, suggesting there may be greater risk of displacement for lower-income residents.

The AFFH-related programs in this Housing Element include strategies to preserve and improve the existing housing stock, provide fair housing resources and support for tenants, and continue to implement strategies of the Downtown Specific Plan that encourage investment and provision of additional housing opportunities in this area.

Figure F-24: Vulnerable Communities



Source: HCD AFFH Geospatial Data

Homelessness

According to the Housing Needs Assessment, Pleasanton's population experiencing homelessness grew four-fold over four years, from 18 individuals in 2017 to 72 individuals in 2022. (The homeless population increased only modestly, however, between 2019 and 2022, from 70 to 72 individuals, based on Point in Time Count information.) Many homeless individuals also experience mental health and substance abuse issues, which can both compound the challenges of being without adequate shelter and make it more challenging to find housing solutions to accommodate their specific needs.

According to the Alameda County AI, as of 2019 there are 8,022 individuals experiencing homelessness across the county which is a 42 percent increase since 2017. In 2022, this number increased to 9,747 individuals, representing a 21.5 percent increase since 2019. Anecdotally, during the fair housing outreach events, staff heard a story from a community member that experienced homelessness for a period when her rent was increased by \$400 a month and she could no longer afford to rent the unit due to the huge spike. She was able to locate stable housing, however, was not connected to the services she needed quick enough to prevent the period of homelessness. For additional information on homelessness and resources for persons experiencing homelessness in Pleasanton is described in the Housing Needs Assessment (Appendix A).

Several programs are included in this Housing Element to specifically address the issue of homelessness, including dedication of local resources to assist homeless individuals and those at risk of becoming homeless, developing an Alternative Mental Health Response team who can work alongside the City's existing Homeless Outreach Team, and directly funding regional projects to provide short- and long-range housing opportunities.

F.4.6 Other Relevant Factors

Rates of Homeownership by Race and Ethnicity

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. In Pleasanton in 2019, 26.5 percent of Black households owned their homes, while homeownership rates were 72.1 percent for Asian households, 48.0 percent for Latinx households, and 71.2 percent for White households. The 2019 ACS data for percentages of occupied housing units by race is presented in Table F-10.

Table F-10: Housing Tenure by Race/Ethnicity in Pleasanton (2019)

Pleasanton Race/Ethnicity	Ownership Rate Indexed to Population	Renter Occupied Units		Owner Occupied Units		Total Occupied Units
		Number	% of Total	Number	% of Total	
White alone, not Latino	30.0%	4,504	51.6%	12,254	60.4%	16,758
Black or African American alone	7.5%	308	3.5%	111	0.5%	419
American Indian and Alaska Native alone	30.9%	26	0.3%	82	0.4%	108
Asian alone	23.2%	2,410	27.6%	6,486	32.0%	8,896
Native Hawaiian/Other Pacific Islander alone	2.3%	109	1.2%	9	0.0%	118
Some other race alone	10.7%	274	3.1%	181	0.9%	455
Two or more races	10.8%	337	3.9%	436	2.1%	773
Hispanic or Latino origin	12.6%	1,045	12.0%	965	4.8%	2,010
TOTAL		8,725	-	20,286	-	29,011

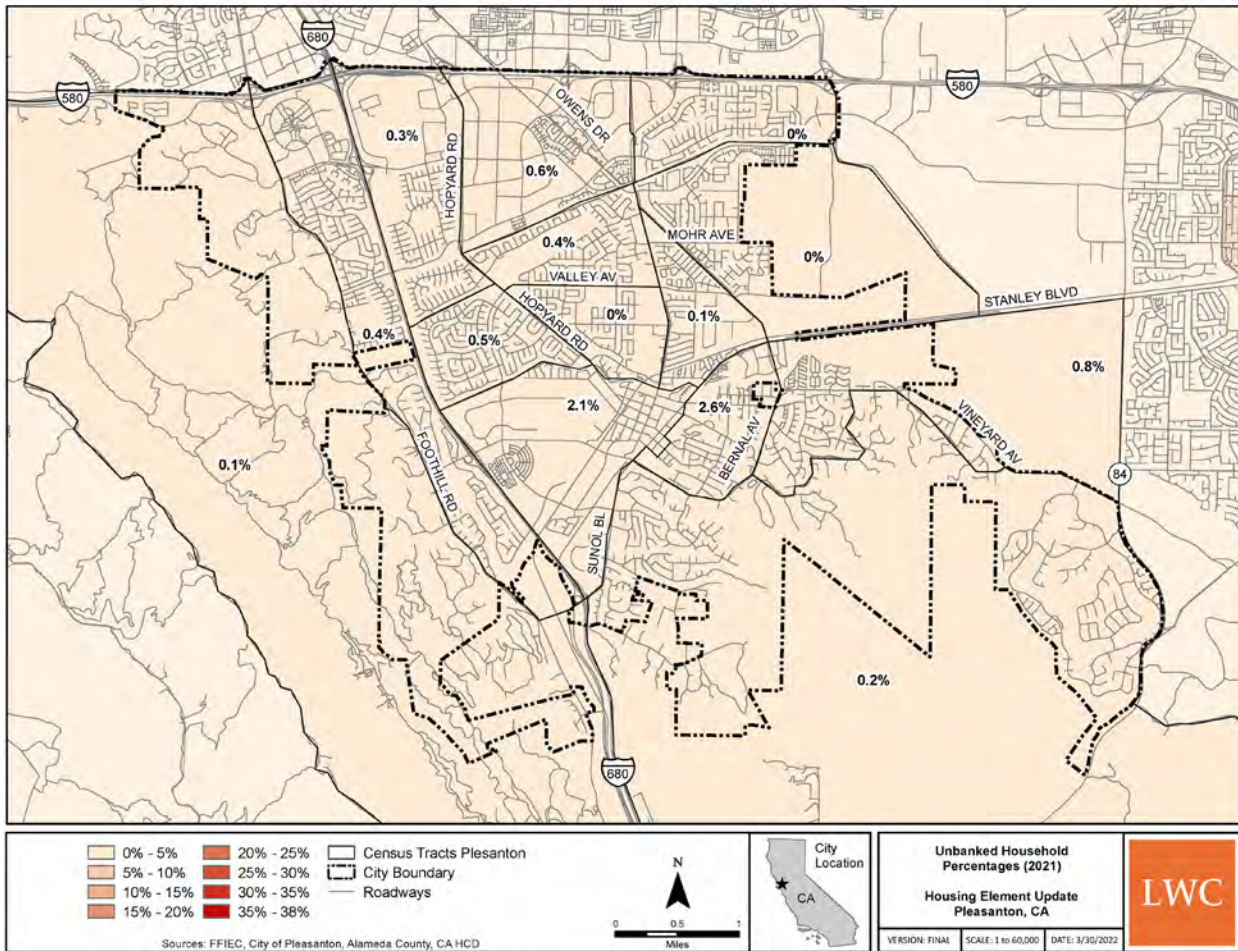
Source: ACS 2019 5-Year Estimates, Table S2502

Access to Banking or Credit

One obstacle to home ownership is lack of access to the first tier of the financial system to obtain banking services and loans. The Federal Financial Institutions Examination Council's (FFIEC) provides the Community Reinvestment Act (CRA) July 2021 census tract geospatial data provided as CRAMap 2021 (www.ffiec.gov/cra/). Included in the CRAMap 2021 data is the Unbanked Index which provides an estimate of households lacking access to the primary banking system. This index estimates the likelihood of a household will lack both a savings and checking account with a bank, thrift, or credit union.

Figure F-25 presents estimates for the percentages of households that lack access to banking and credit from the CRAMap 2021 Unbanked Index. Although these numbers are relatively low across the City (ranging from 0.0 to 2.6 percent), the data indicates the highest rates of such households as occurring in central Pleasanton tracts, around the Downtown. Identifying areas with relatively higher levels of residents without access to the primary banking system can facilitate the process of providing them first-tier financial services. This may aid lower income residents in avoiding a dependency on second-tier services, particularly predatory lenders.

Figure F-25: Percentage of Households without Access to Banking or Credit (2021)



Source: FFIEC CRAMap 2021 Geospatial Data

Housing Units by Type

As described in the Needs Assessment (Appendix A), Pleasanton’s housing stock is over 60 percent detached single-family homes; however, multi-family housing of five or more units had the most growth between 2010 and 2020 (a 38 percent increase). Increasing multi-family housing helps to diversify Pleasanton’s housing stock and accommodate the needs of residents with varying income levels and housing preferences. Multiple policies and programs are included to promote a mix of housing types and affordable by design approaches to meet various housing needs.

F.4.7 Summary of Fair Housing Issues

As described in the analysis above, Pleasanton is a high resource community with high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. Pleasanton also has a higher share of above-moderate income residents when compared to other Alameda County cities. Even still, a citywide fair housing issue is high rates of overpayment by renters and homeowners, but the issue is somewhat more acute for renters. Pleasanton also has a higher share of White and Asian or Pacific Islander residents, though a lower share of Latinx and Black or African American residents compared to Alameda County. Throughout the outreach, the City heard that the cost and availability of housing is the top concern of the community, particularly for Pleasanton's lower-wage earning workforce, disabled residents, and seniors.

There are certain areas of the city, including the downtown tract (Tract 450607), that have a higher concentration of LMI households and a higher percentage of households with disabilities. Tract 450607 is also considered a vulnerable community that may be at a greater risk of displacement. This tract also contains a relative high proportion of Black or African American (4%) and Latinx residents (17.0%) compared to the rest of the City (1.7% and 9.9%, respectively). Throughout the outreach, staff heard from several people that they used to live in Pleasanton but could not afford increasing rent levels so had to move elsewhere. This highlights the need for place-based strategies for certain neighborhoods, specifically Tract 450607, as well as anti-displacement programs, alongside broader strategies that can improve the overall availability of housing to serve all sectors of the population, but particularly affordable housing for lower- and middle-income households, and those with special needs.

As evidenced in the community outreach, certain segments of Pleasanton's population who are in need of fair housing resources may be unaware of available options to them. This includes the City's seniors, disabled community, English as a second language (ESL) residents, and low-income households. As part of this Housing Element outreach, a survey was distributed in several languages and media formats. The City received a total of 293 responses, including 60 hard copies of the completed survey, highlighting the need for several media formats. The City also heard from ESL residents that the City appears unapproachable as it is not integrated in their community and does not have outreach materials regularly available in languages other than English.

Section F.5 Site Inventory

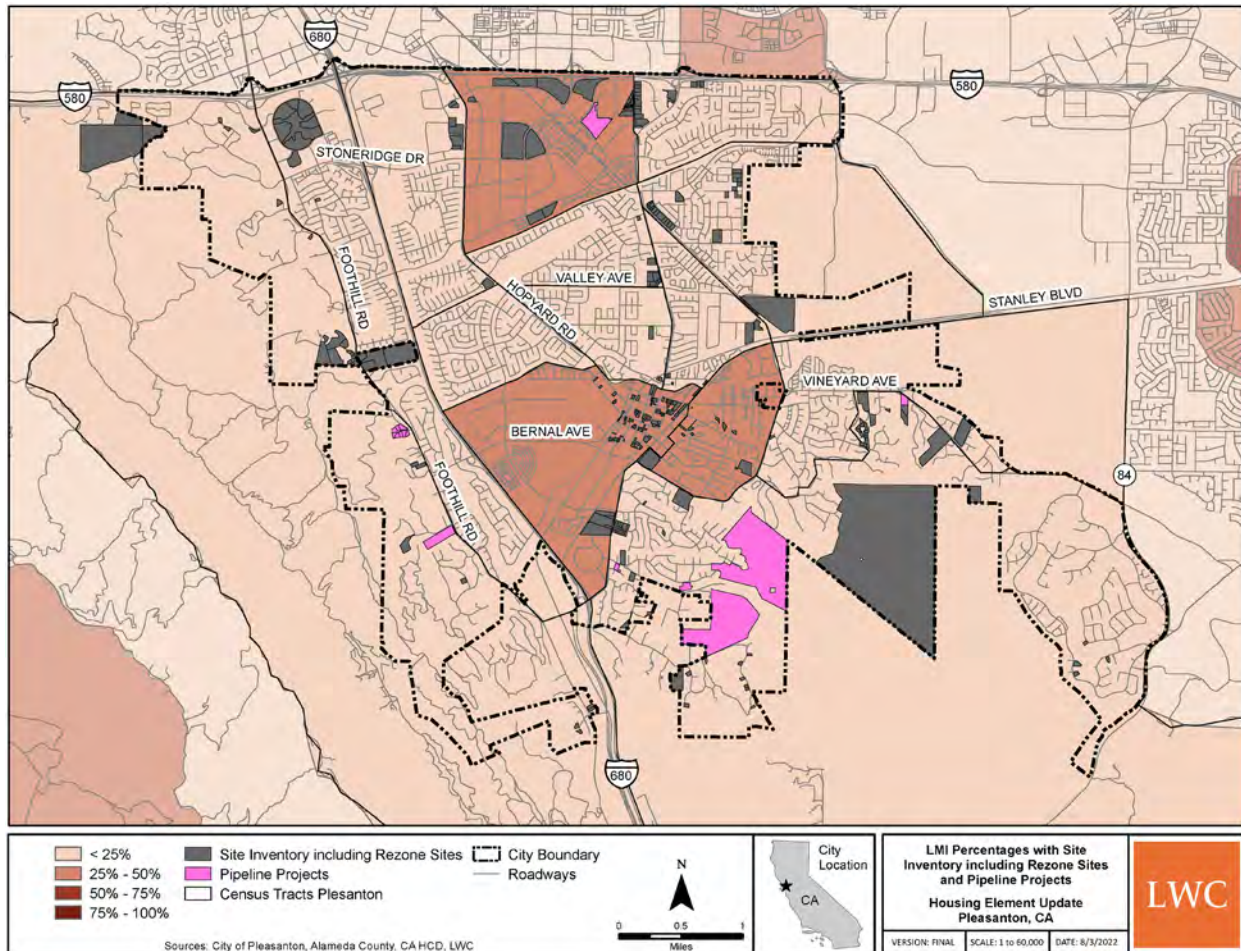
AB 686 requires a jurisdiction's site inventory to be consistent with its duty to affirmatively further fair housing. This section evaluates the City's site inventory locations against various measures in the Assessment of Fair Housing that includes income level, racially and ethnically concentrated areas of poverty, access to opportunity, and environmental risk to determine any socio-economic patterns or implications.

F.5.1 Potential Effects on Patterns of Segregation

A comparison of a jurisdiction’s housing element sites inventory, including sites currently zoned for residential and rezone sites, against its LMI households and R/ECAP area can reveal if the City’s accommodation of housing is exacerbating or ameliorating segregation and social inequity. The city contains two LMI percentage quartiles, less than 25 percent (82 percent of the city) and 25 to 50 percent (18 percent of the city). The sites inventory aligns closely with the overall city distribution placing 85 percent of sites quartiles with less than 25 LMI and 15 percent of sites in quartiles with 25-50 percent LMI. Therefore, distribution of sites does not perpetuate segregation, and programs would promote lower and moderate-income housing throughout Pleasanton, such as through the Inclusionary Zoning Ordinance.

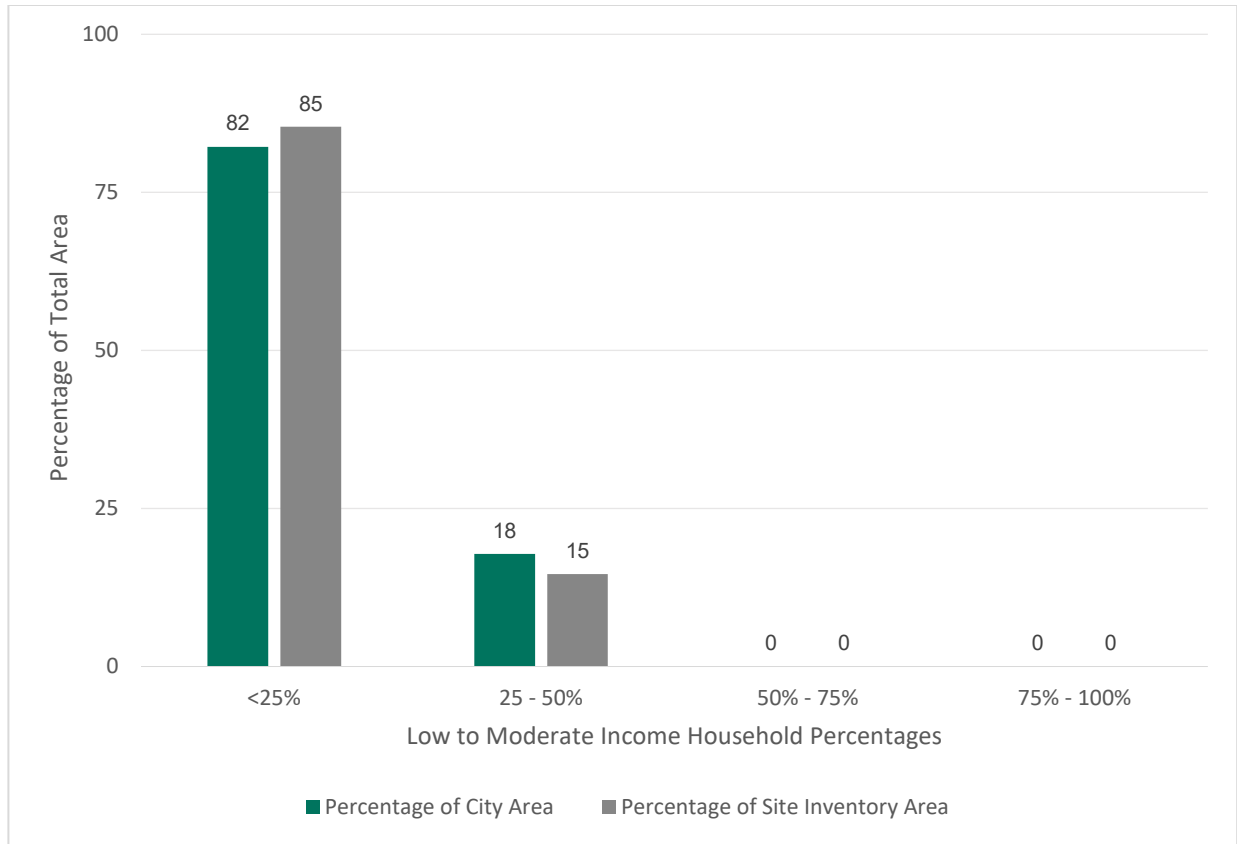
Figure F-26 shows the sites inventory, including rezone sites, across LMI concentrations. The pipeline projects are also shown, which are the entitled and proposed projects listed in Appendix B (Sites Inventory and Methodology, Table B-3). Figure F-27 compares the distribution of sites area to the area of LMI concentrations within the city.

Figure F-26: LMI Household Percentages (2015) with Site Inventory including Rezone Sites



Source: HCD AFFH Geospatial Data and LWC

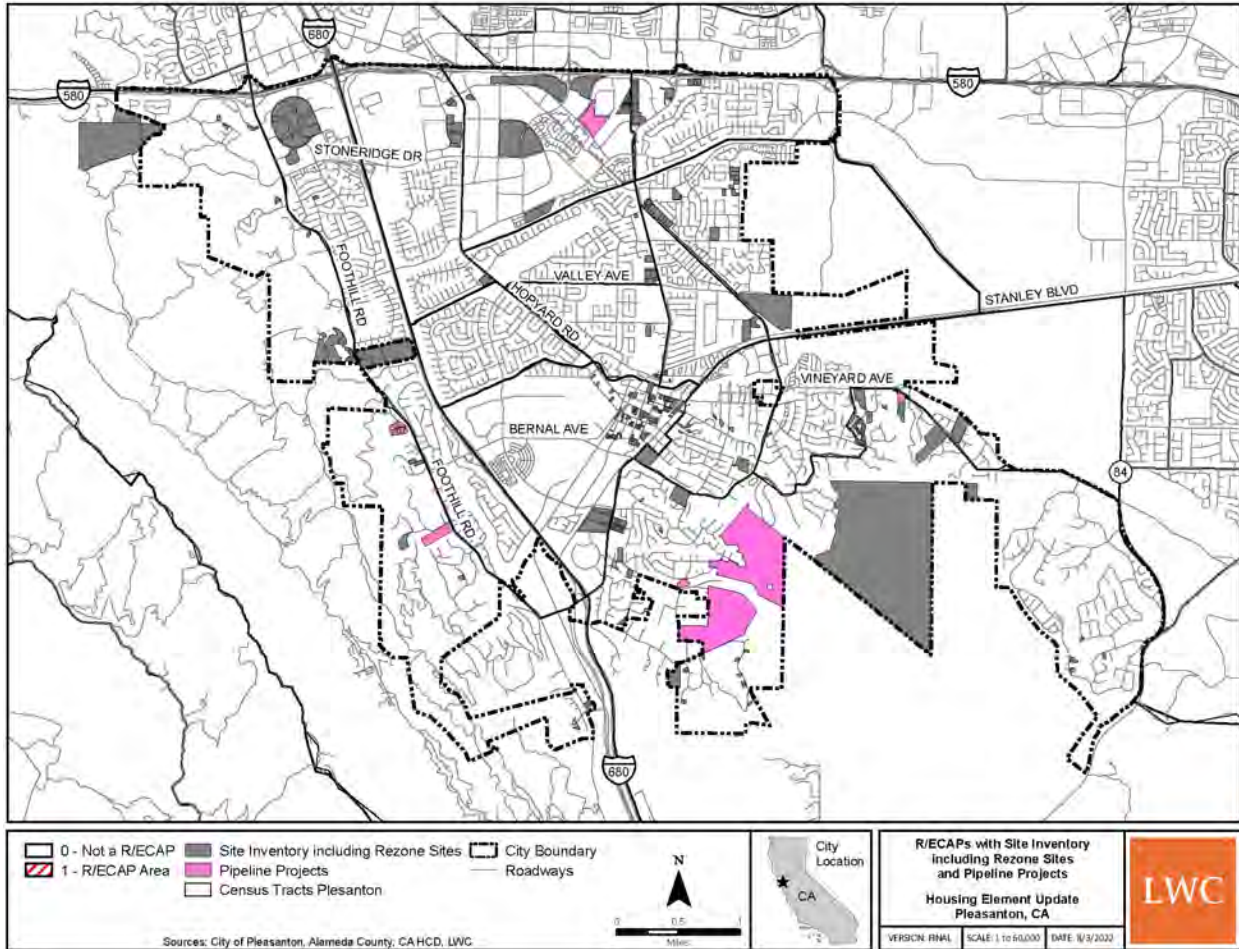
Figure F-27: Distribution of City and Site Inventory including Rezone Sites across LMI Concentrations by Area



Source: HCD AFFH Geospatial Data and LWC

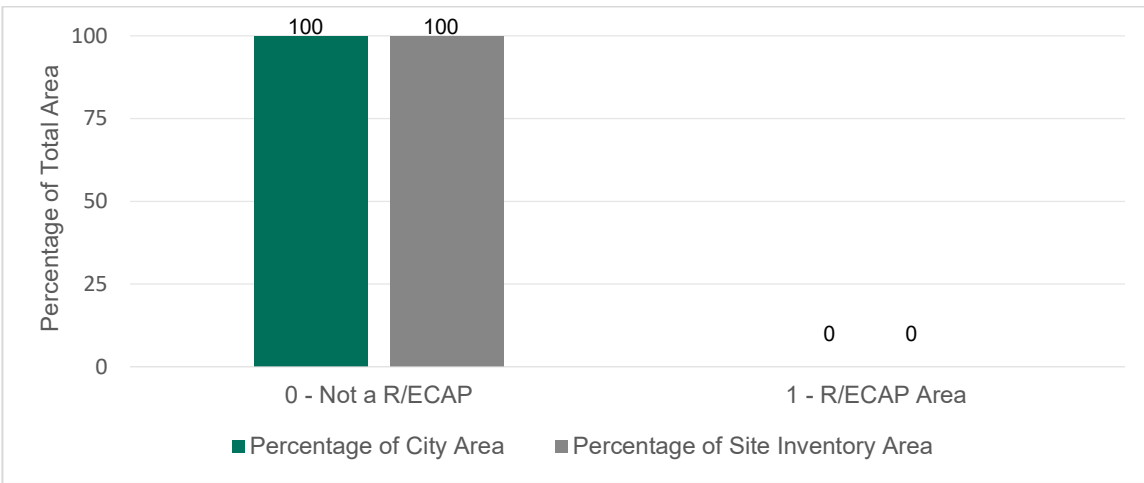
Figures F-28 and F-29 display the city and sites inventory areas, including rezone sites, associated with R/ECAP. As previously noted, Pleasanton does not have any R/ECAPs within its boundaries. The amount of site inventory area not within a R/ECAP is therefore 100 percent.

Figure F-28: R/ECAPs with Site Inventory including Rezone Sites



Source: HCD AFFH Geospatial Data and LWC

Figure F-29: Distribution of City and Site Inventory including Rezone Sites across R/ECAP by Area



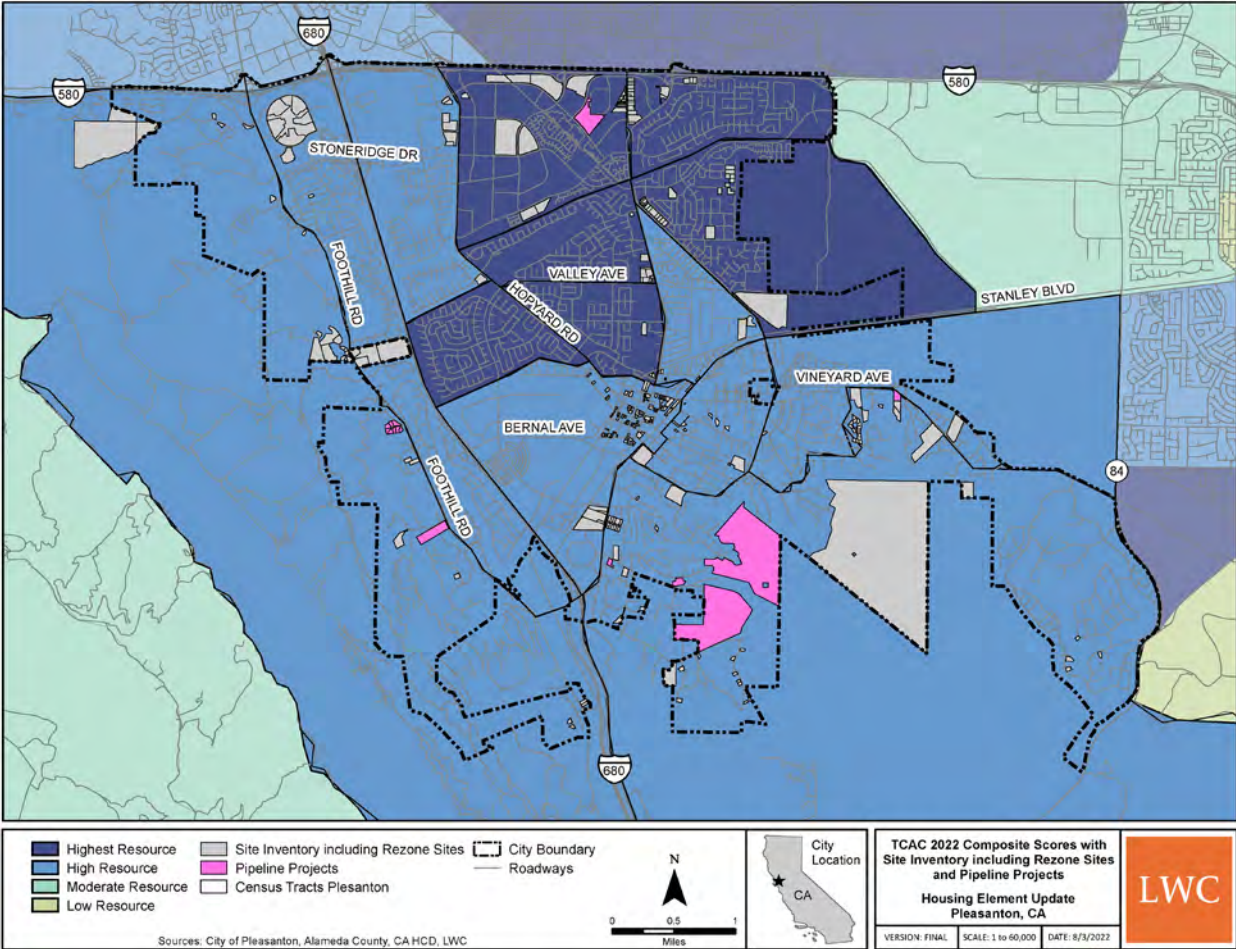
Source: HCD AFFH Geospatial Data and LWC

F.5.2 Potential Effects on Access to Opportunity

Figure F-30 shows the sites inventory, including rezone sites, across TCAC 2022 Composite Scores. As mentioned earlier, the city is categorized as either highest (26 percent of the total city) or high resource (74 percent of the total city) areas based on the TCAC Composite Score. These areas have been scored based on very good access to high quality schools and economic opportunities. As such, any additional affordable housing added to the city will enhance opportunity to high and higher resources areas. Sites identified at all income levels are located across both resource areas. The sites inventory aligns closely with the overall city distribution placing 18 percent of sites in highest resource areas and 82 percent of sites in high resource areas.

During the sites selection process described in Appendix B (Sites Inventory and Methodology, Section B.2.4), potential new housing sites were evaluated for proximity to transit, TCAC criteria, availability of infrastructure, and absence of environmental and other constraints, and other factors to ensure housing would be in areas with services and amenities. Therefore, the distribution of sites would improve overall access to opportunity as it provides more land available for housing in a high resource community.

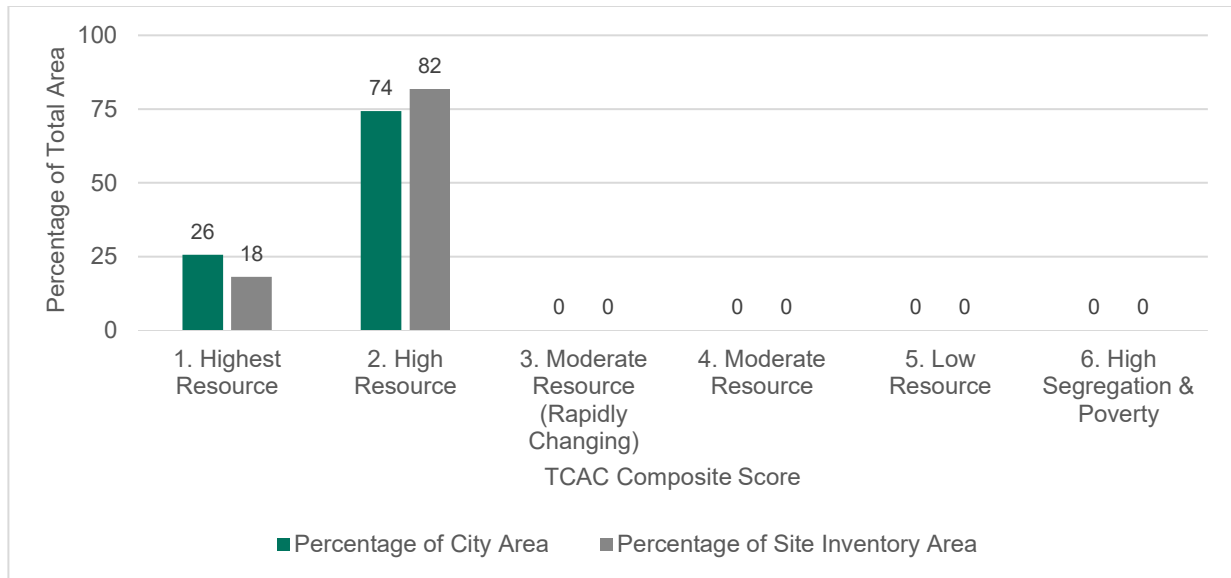
Figure F-30: TCAC 2022 Composite Scores with Site Inventory including Rezone Sites



Source: HCD AFFH Geospatial Data and LWC

Figure F-31 shows the distribution of site area that includes rezone sites compared to the area covered by each TCAC 2022 Composite Score within the city.

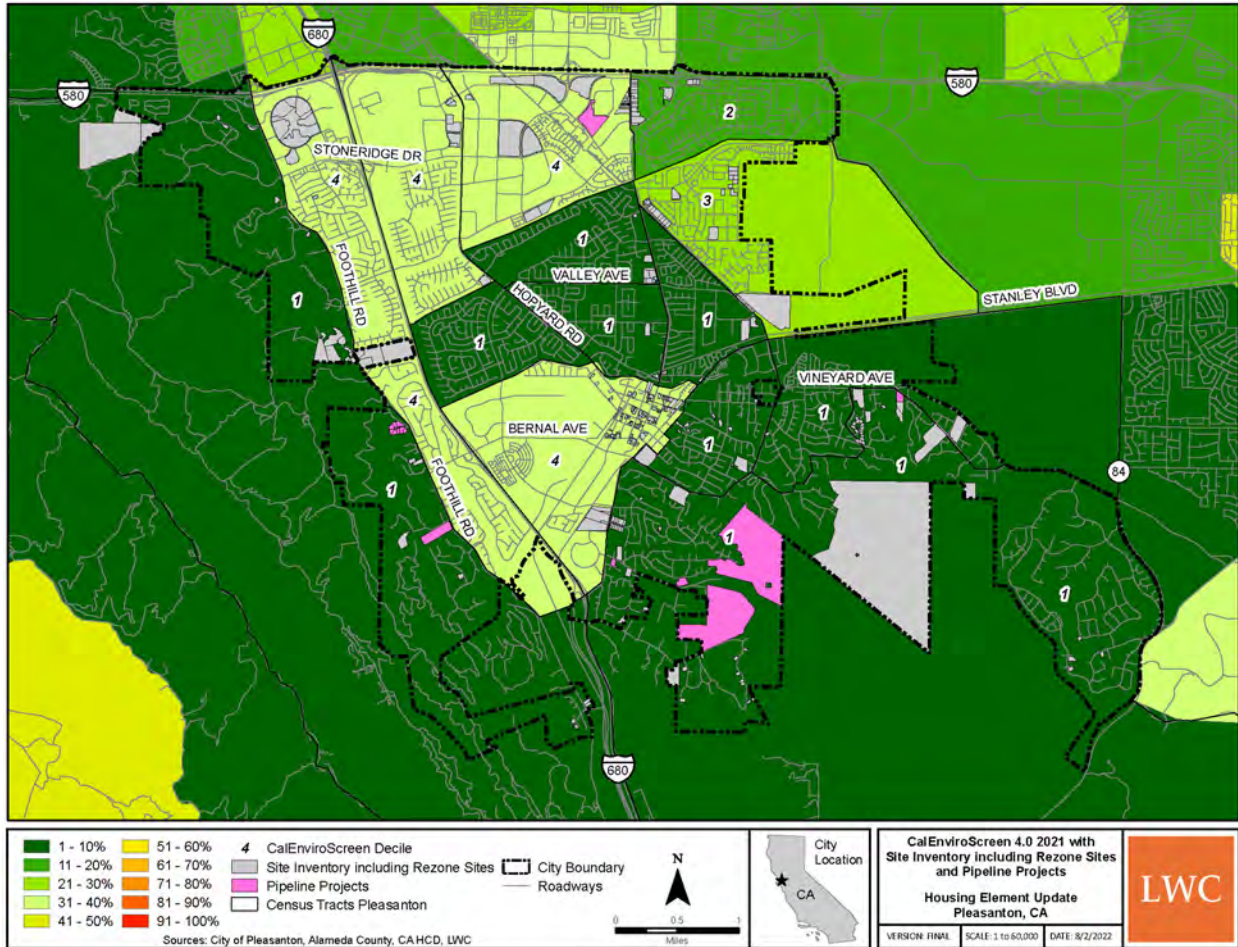
Figure F-31: Distribution of City and Site Inventory including Rezone Sites across 2022 Composite Scores by Area



Source: HCD AFFH Geospatial Data and LWC

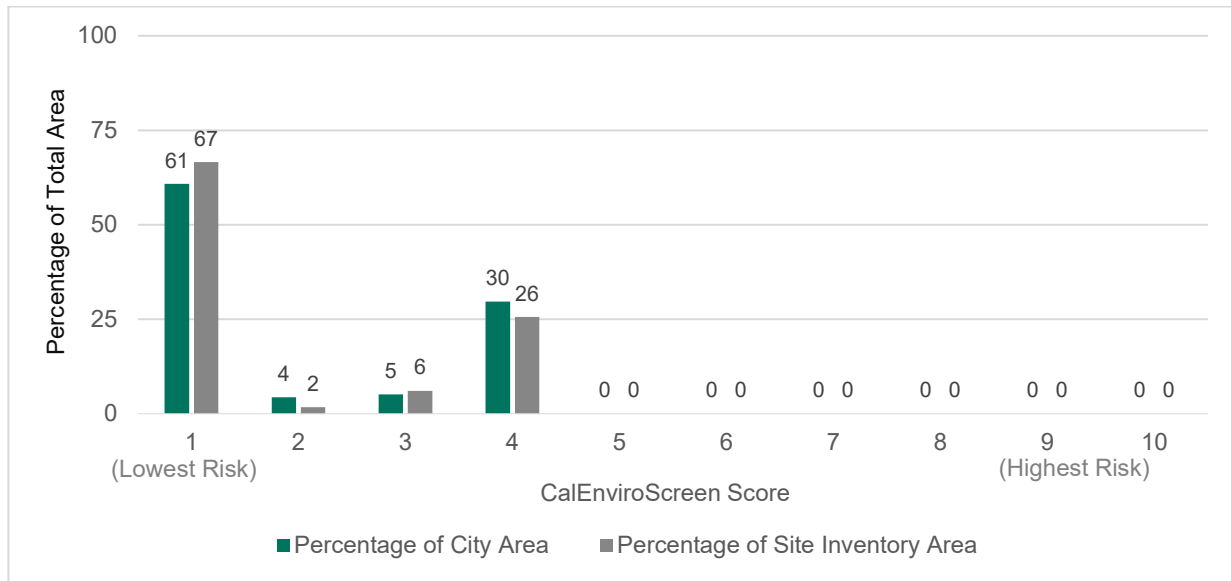
Figure F-33 shows the site inventory, including rezone sites, across CalEnviroScreen scores with each decile range noted on the map. Figure F-33 shows the distribution of site inventory, including rezone sites, compared to the area within the city covered by each CalEnviroScreen score presented as a decile. The city has four CalEnviroScreen scores ranging from 1 percent to 40 percent (which includes four decile scores ranging from 1 to 4). The highest environmental risk to residents (score four- which is still a comparatively low risk) accounts for 30 percent of city area and makes up 26 percent of the sites inventory area. A majority of the city (61 percent) has a decile score of 1 which is the lowest risk. 67 percent of the sites inventory falls in this decile.

Figure F-32: CalEnviroScreen Scores with Site Inventory including Rezone Sites



Source: HCD AFFH Geospatial Data and LWC

Figure F-33: Distribution of City and Site Inventory including Rezone Sites across CalEnviroScreen Scores



Source: HCD AFFH Geospatial Data and LWC

Section F.6 Contributing Factors and Meaningful Actions

Table F-11 lists the most prevalent fair housing issues and their corresponding contributing factors for the City of Pleasanton, as prioritized through the findings from this AFFH assessment.

Table F-11: Contributing Factors

Priority	Contributing Factors	Fair Housing Issue
1	<ul style="list-style-type: none"> Location and type of affordable housing 	Disparities in Access to Opportunity
2	<ul style="list-style-type: none"> Lack of affordable, integrated housing for persons with special needs Need for continued investments in specific neighborhoods 	Disproportionate Housing Needs
3	<ul style="list-style-type: none"> Displacement of residents due to economic pressures Community opposition 	Segregation and Integration
4	<ul style="list-style-type: none"> Lack of variety of media, marketing, and language access 	Outreach

Table F-12 consists of proposed housing programs the City will pursue to specifically overcome identified patterns and trends from the above assessment and proactively affirmatively further fair housing in Pleasanton. The programs are detailed with metrics and milestones in the Housing Plan.

Table F-12: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs ¹
Location and type of affordable housing	New housing choices and affordability in areas of opportunity	<ul style="list-style-type: none"> Proactively assist in the acquisition/development of at least one site for housing affordable to lower-income households, including units with a mix of unit sizes. (Program 1.5)
Lack of affordable, integrated housing for persons with special needs	New housing choices and affordability in areas of opportunity	<ul style="list-style-type: none"> For multi-family projects of a certain size, provide an equal or greater proportion of required adaptable very low- and low-income units as adaptable market-rate units accessible to disabled and/or senior households in the project. (Program 5.4) Adopt a Universal Design Ordinance to increase the number of accessible units in single-family, duplex, and triplex projects. (Program 5.4) Assign a portion of the City's Lower Income Housing Fund for housing projects which accommodate the needs of special housing groups such as for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes and experiencing homelessness. (Program 5.5)
Need for continued investments in specific neighborhoods	Place-based strategies to encourage community conservation and revitalization	<ul style="list-style-type: none"> Rehabilitate substandard housing, including multi-unit housing within downtown Pleasanton and elsewhere in the city. (Program 3.5) Invest in infrastructure, particularly with respect to areas expected to see additional infill and new multi-family development. (Program 4.4)
Displacement of residents due to economic pressures	Protecting existing residents from displacement	<ul style="list-style-type: none"> Support access to rental housing for lower- and moderate-income households, and protect tenants from displacement by working with the Alameda County Housing Authority to maintain funding for housing vouchers, enhance outreach, apply provisions of the Condominium Ordinance, and develop an enhanced local rental assistance program. (Program 2.8) Implement a range of strategies to address the needs of the unhoused population and those at-risk of becoming unhoused, including a local or subregional (Tri-Valley) framework to complement that developed for Alameda County. (Program 5.1)
Community opposition	New housing choices and affordability in areas of opportunity	<ul style="list-style-type: none"> Facilitate the production of ADUs through standard building plans and promotion. (Programs 1.8 and 1.9) Outreach to educate the community about affordable housing and its benefits to the community. Prepare materials in multiple languages. (Program 7.5)
Lack of variety of media, marketing, and language access	Housing mobility strategies	<ul style="list-style-type: none"> Identify and adopt specific practices and strategies to foster greater inclusivity and equity in access to all City programs and services, including housing and human services programs. This will include developing improved partnerships with community serving organizations, relationship building, and ensuring materials are available in a variety of media and languages. (Program 7.4)

Table F-12: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs ¹
¹ Programs are detailed with metrics and milestones in the Housing Plan (see Section 4 of the Housing Element).		

Attachments:

1. AFFH Survey Summary Report, Pleasanton
2. AFFH Segregation Report, Pleasanton
3. [Regional Analysis of Impediments to Fair Housing Choice](#), County of Alameda (Online only)

Attachment 1



Affirmatively Furthering Fair Housing (AFFH) Survey Summary Report

CITY OF PLEASANTON
Housing Element Update



HOUSING ELEMENT AFFH SURVEY SUMMARY REPORT

May 2022

PREPARED BY:

City of Pleasanton
Planning Division
200 Old Bernal Avenue
Pleasanton, California 94566



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I Introduction

I.1 AFFIRMATIVELY FURTHERING FAIR HOUSING OUTREACH OVERVIEW

The City of Pleasanton (“City”) is in the process of updating the Housing Element of the General Plan. The 6th Cycle Housing Element, which will cover the eight-year period between 2023-2031, must be adopted by January 2023. Assembly Bill 686 (AB 686), passed in 2018, requires cities and counties to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. AB 686 requires that all housing elements prepared on or after January 1, 2021, include an Affirmatively Furthering Fair Housing (AFFH) analysis that outlines existing conditions and informs fair housing goals and actions and housing site selection.

The City published an online survey and conducted outreach events to gather feedback on impediments to fair housing and housing needs in Pleasanton, perception of housing costs and availability, support for a variety of housing types, and housing policies. The community engagement effort was targeted to reach those that may be facing barriers to housing opportunity in Pleasanton. The feedback from the survey is intended to inform the City and the consultant team, and complement analysis and research on current housing trends, city constraints, and evaluate various approaches to meeting housing needs across income levels.

I.2 SURVEY & OUTREACH METHODOLOGY

The intent of AFFH outreach is to target groups that may face housing insecurity within Pleasanton or barriers to housing in Pleasanton. By design, this survey is not statistically representative of a larger community or population. The attitudes expressed are that of those who chose to participate in the survey. Survey distribution involved Zoom focus groups, participation in Alameda County Regional Analysis of Impediments to Fair Housing Choice outreach (Appendix F: Attachment 3), participation in the Alameda County Collaborative (AC Collaborative) Community Based Organizations Panel, in-person events, passive in-person outreach, mailings, and digital communication. The survey, which was based on a model survey created by ABAG/MTC for the purpose of soliciting community input on housing issues, could be filled out online, on a paper copy returned to the City or over the phone. The majority of respondents filled out the survey online, generating a unique response ID. 61 respondents filled the survey out using a paper copy, and this data was input by City Staff in order to analyze those responses alongside those provided on-line. The survey was made available in English, Spanish, Mandarin, Vietnamese, and Tagalog. The survey

was posted or “active” for 30 days, starting April 1, 2022, through May 1, 2022. The survey generated 293 unique responses.

Zoom focus groups were conducted with organizations which work with traditionally underserved populations, as well as with employee groups, including La Familia, St. Clare’s Episcopal Church and St. Bart’s Episcopal Church, Pleasanton Downtown Restaurant Association, and the Association of Pleasanton Teachers and Association of Pleasanton staff. Staff discussed housing concerns/needs and learned about additional outreach opportunities with these groups. Exhibit 1 includes a summary from these focus groups.

The AC Collaborative Community-Based Organizations Panel was a discussion on Zoom, held April 25, 2022 with representatives from local community-based organizations: East Bay Community Law Center, El Timpano, Centro Legal de la Raza, Legal Assistance for Seniors, Easy Bay Innovations, Eviction Defense Center, and La Familia. Exhibit 2 includes a summary from this meeting.

In person outreach events included the following:

- City staff tabled in the foyer of Muslim Community Center (MCC) East Bay during three prayer services. Staff interacted with several members of MCC and discussed housing concerns/needs, distributed over 50 survey flyers in addition to members taking photos of the quick response (QR) code, and gathered approximately 40 contacts for the Housing Element email Distribution list.
- Staff met with one downtown Pleasanton restaurant staff member to discuss housing concerns/needs (the meeting was primarily conducted in Spanish). The restaurant staff member indicated that the other restaurant employees were hesitant and concerned to meet with staff and he would share collective opinions/thoughts that had been communicated by his colleagues. Staff distributed a flyer and contact information.
- Staff tabled at a Día del Niño event hosted by La Familia at the Livermore library. The event was attended by many families with children. Staff discussed housing concerns/needs in both Spanish and English, provided flyers in Spanish and English advertising the survey, and set up engagement boards to solicit feedback.

The above efforts supplement the other broad outreach that has been conducted throughout the Housing Element process, including a City website that is translatable into multiple languages, and messaging in Chinese, Spanish and Hindi on publications about upcoming events and information.



Exhibit 3 includes a summary of the in-person outreach events.

Passive in-person outreach included distribution of the survey in the City’s Senior Center, the City’s library (specifically to those in the English language learning and adult literacy programs), displayed in the library, and distributed with Open Heart Kitchen meals. Notice of the survey was posted in specific NextDoor neighborhood groups and distributed via mail to four below market rate housing communities in Pleasanton (the hard copy of the survey was sent upon request). Additionally, it was digitally distributed to the following organizations:

- Axis Community Health
- Abode Services
- Culinary Angels
- Open Heart Kitchen
- Spectrum Community Services
- Tri Valley Haven
- Child Abuse, Listening, Interviewing, and Coordination (CALICO) Center
- Legal Assistance for seniors
- Sunflower Hill
- Assistance League of Amador Valley
- Chabot LP/TV One Stop Career Center
- CityServe of the Tri Valley
- Hively
- Hope Hospice
- Lions Blind Center of Diablo Valley
- Centro Legal de La Raza
- Community Resources for Independent Living (CRIL)
- ECHO Housing
- Goodness Village
- Habitat for Humanity
- Tri-Valley REACH
- Senior Edge Newsletter

The survey was made up of 41 questions that solicited responses around concerns, reason for optimism, housing availability and cost, housing attitudes and perception of need, support for housing types, support for housing polices, and demographics of respondents. Participants were

assured that their participation would be handled with confidentiality; that survey results would only be reported in aggregate format, with no personally identifiable information included in project reports or communications.

This report summarizes the key themes that emerged from the survey results and includes charts and graphs of the collective results as well as summaries of responses to open-ended questions. As survey respondents were not required to answer every question, the number of responses varies from question to question. The number of people who responded to, versus “skipped” a question, is noted for each response. Given the final sample size it is difficult to draw quantitative conclusions. Therefore, the data is being utilized primarily as a qualitative tool.

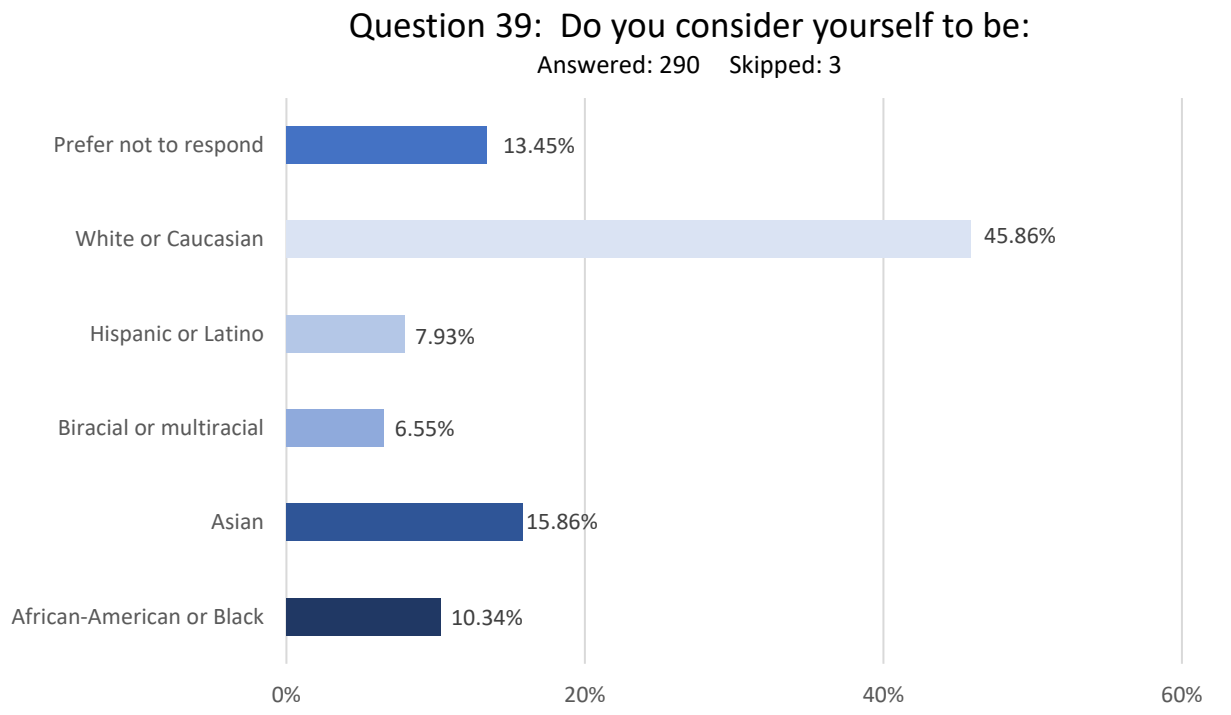
2 Survey Results Summary

2.1 RESPONDENT PROFILE

In the 30 days the survey was posted, 293 individuals completed the survey. The goal of the demographic questions was to collect aggregate data on the demographics of the community. This data is self-reported and can only be used to describe respondents who self-selected to take the survey. It should not be considered representative of the broader community. Of the respondents, 78% were women, 23% were men and 1% was non-binary. Survey participants identified their highest degree received: 19% of respondents had graduate or professional degrees (MA, PhD, MBA, Doctorate), 34% completed a Bachelor’s degree, 28% completed some college or less than a 4-year degree, 5% completed a technical or vocational school, 5% graduated high school, and 1% completed some high school. Additionally, survey respondents identified their age: 38% of respondents were over 65, 28% were 41-56, 14% were 25-40, 10% were 57-64, and less than 1% were 24 and under.

Question 39 allowed survey participants to identify their racial and ethnic background. Respondents identified themselves as White or Caucasian (133), African-American or Black (30), Hispanic or Latino (23), Filipino or Pacific Islander (5), Vietnamese (1), Chinese (18), other Asian (22), biracial or multiracial (11), or something else (8). For purposes of this analysis, Asian includes those who identified as Filipino or Pacific Islander, Vietnamese, Chinese, and other Asian.

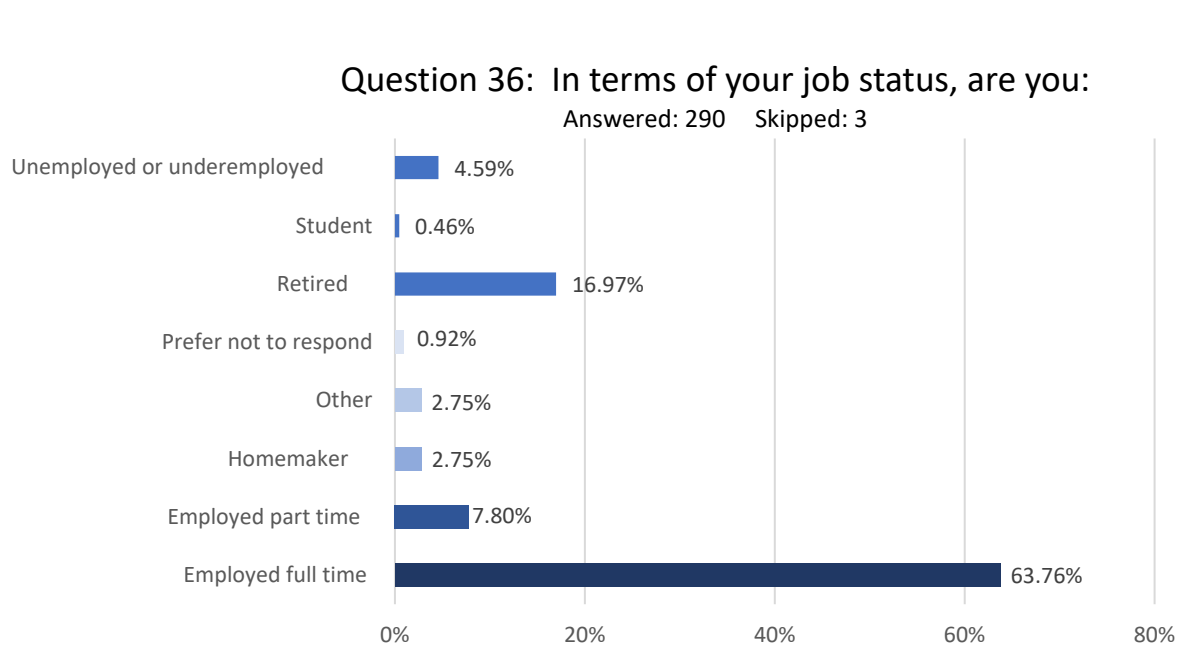
Table 1



In 2020, Pleasanton was: 43% white, 1.7% Black, 9.9% Hispanic/Latino, 39.6% Asian/Pacific Islander, 5.9% other or multiple races.¹ This survey proportionally represents white people and Hispanic/Latino people, underrepresents Asian/Pacific Islanders and overrepresents African Americans.

Question 36 asked respondents to share their employment status. Most respondents were employed full time (148).

Table 2



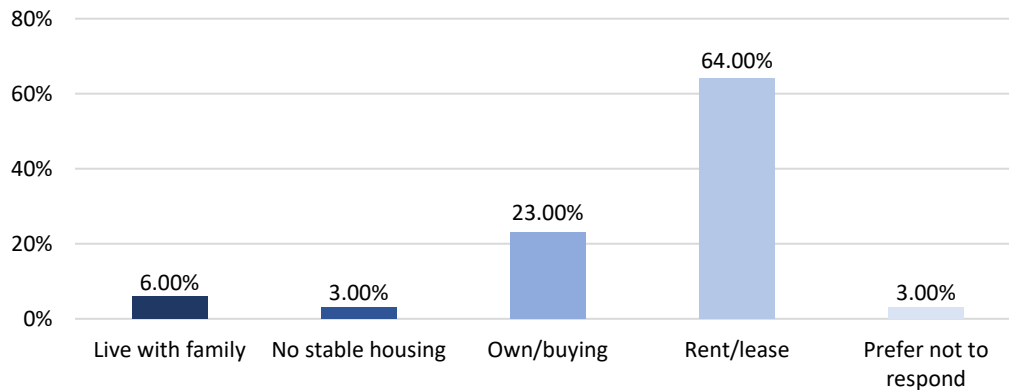
Question 32 allowed respondents to select one response about their residency. Respondents identified themselves as living with family (16), having no stable housing (10), owning or being in the process of buying a home (67), or renting (184).

¹ Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Table 3

Question 32: Do you currently own the home or apartment where you live, do you rent, do you live with family, or do you not have stable housing?

Answered: 287 Skipped: 6



Most survey respondents were renters, whereas in the broader Community Survey the majority of respondents (close to 77%) own their homes and 15.65% identified themselves as Renters. The survey reflects the responses of ten individuals with no stable housing. Respondents in this category may be unsheltered or may be moving from one temporary housing arrangement to another. The 2019 Alameda County Homeless Count & Survey found that there were 70 unsheltered people living in Pleasanton.² In Pleasanton there are a total of 29,011 housing units, and fewer residents rent than own their homes (30.1 percent versus 69.9 percent).³

Asian, biracial and multiracial, Hispanic and White respondents share of renters versus homeowners is approximately proportionate with the broader survey response. African American respondents are disproportionately renters, with 0 African Americans reporting homeownership.

² Source: EveryOne Counts! Alameda County Homeless Count & Survey, 2019. Most recent data available.

³ Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Table 4

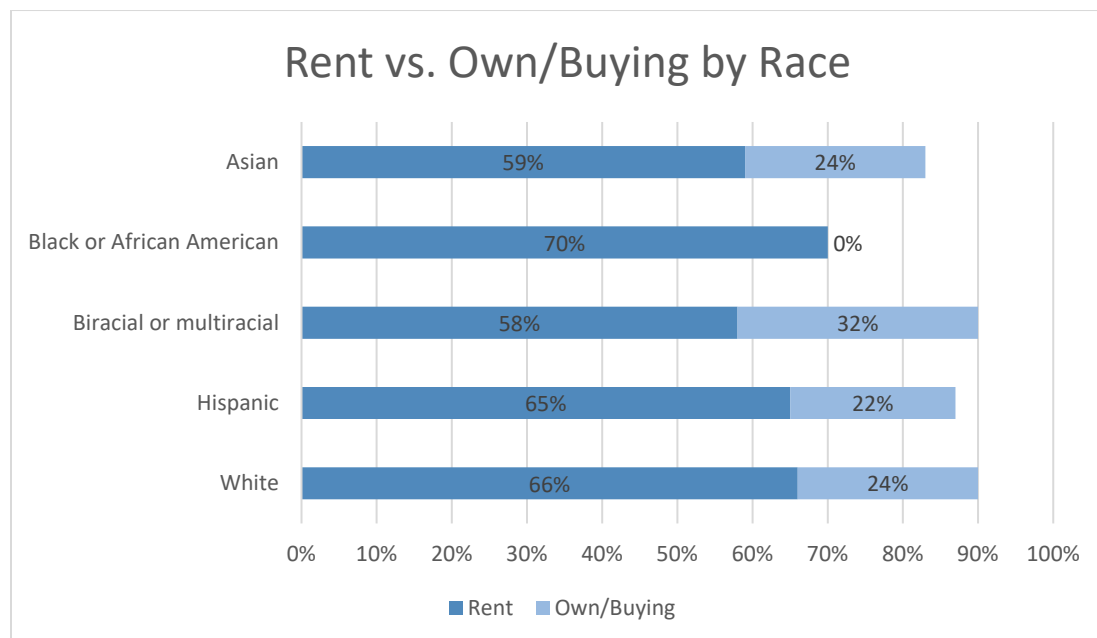


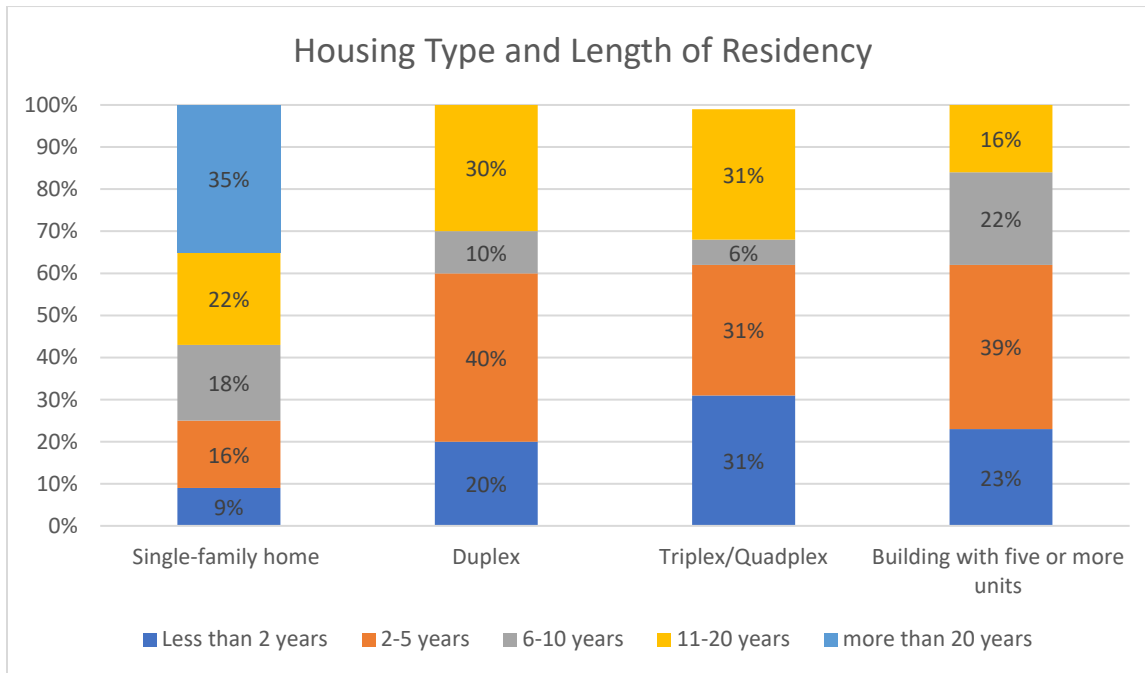
Table 4 shows the proportion of homeownership to renters by race. 12 percent of respondents to question 32, shown in Table 3 lived with family, had no stable housing, or declined to respond. The responses in Table 4 reflect the 88 percent of respondents that rent or own their homes, so the vertical bars do not total 100 percent. Per the American Community Survey 5-Year data, in Pleasanton, 26.5 percent of Black households owned their homes, while homeownership rates were 72.1 percent for Asian households, 48.0 percent for Latinx households, and 71.2 percent for White households.⁴

Questions 33 and 34 asked respondents to identify what type of unit they live in and the length of residency at their current address. 39% of respondents live in a building with five or more units, 32% of respondents live in a single-family home, 9% of respondents live in a duplex, triplex or fourplex. The housing stock of Pleasanton in 2020 was made up of 60.5 percent single-family detached homes, 9.7 percent single-family attached homes, 5.6 percent multi-family homes with 2 to 4 units, 22.9 percent multi-family homes with 5 or more units, and 1.3 percent mobile homes.⁵

⁴ ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

⁵ Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)

Table 5

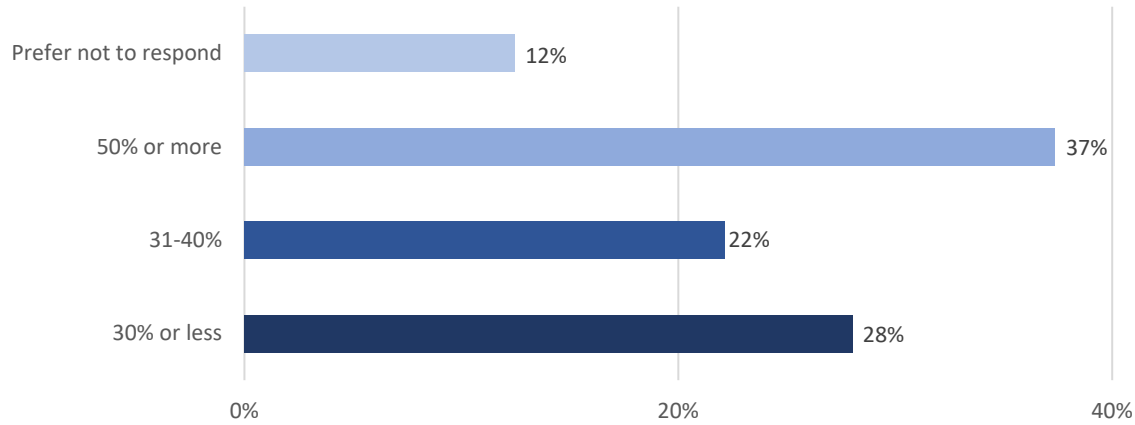


Question 35 asked respondents what percentage of their income they spend on rent. For housing costs to be considered affordable, a household’s total housing costs should not exceed 30 percent of household income, according to the US Department of Housing and Urban Development (HUD). Households paying more than 30% of income toward housing are considered housing “cost-burdened,” and those with housing costs that exceed half of their income are considered “severely cost-burdened.”

Table 6

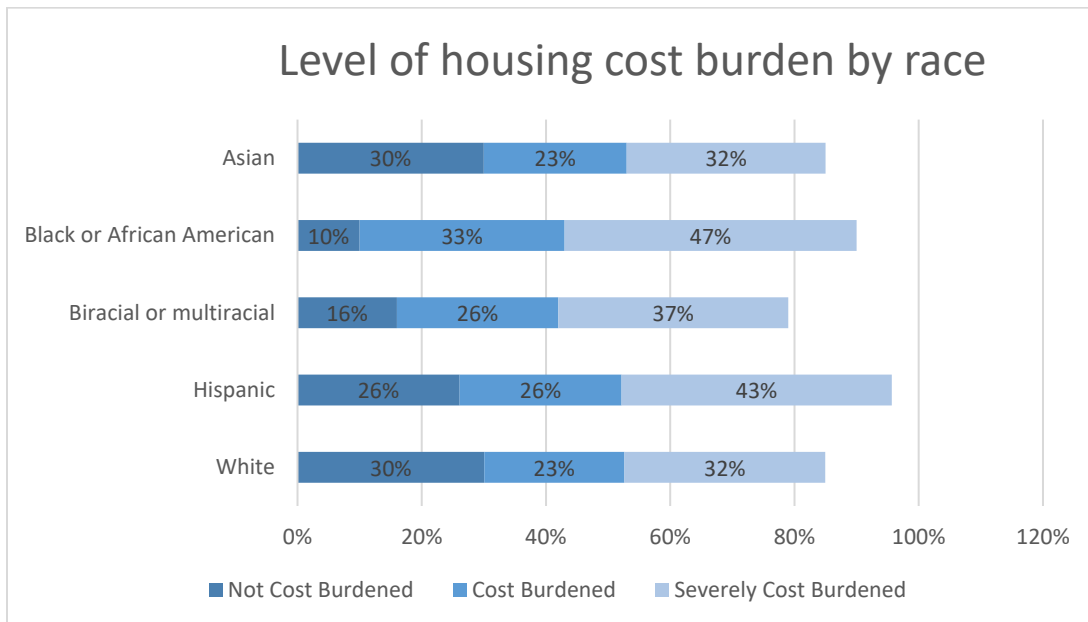
Question 35: Approximately what percentage of your household income do you spend on housing?

Answered: 289 Skipped: 4



Under the HUD definition, the majority of respondents (108) are severely cost-burdened and an additional 64 respondents are cost-burdened. The following graph shows the level of cost burden by race.

Table 7



African Americans, Hispanics, biracial and multiracial people are disproportionately severely cost-burdened. Fewer white people are impacted by cost burdening relative to the total number of white respondents.

2.2 RESPONDENT PROFILE

2.2.1 Local Area Sentiments

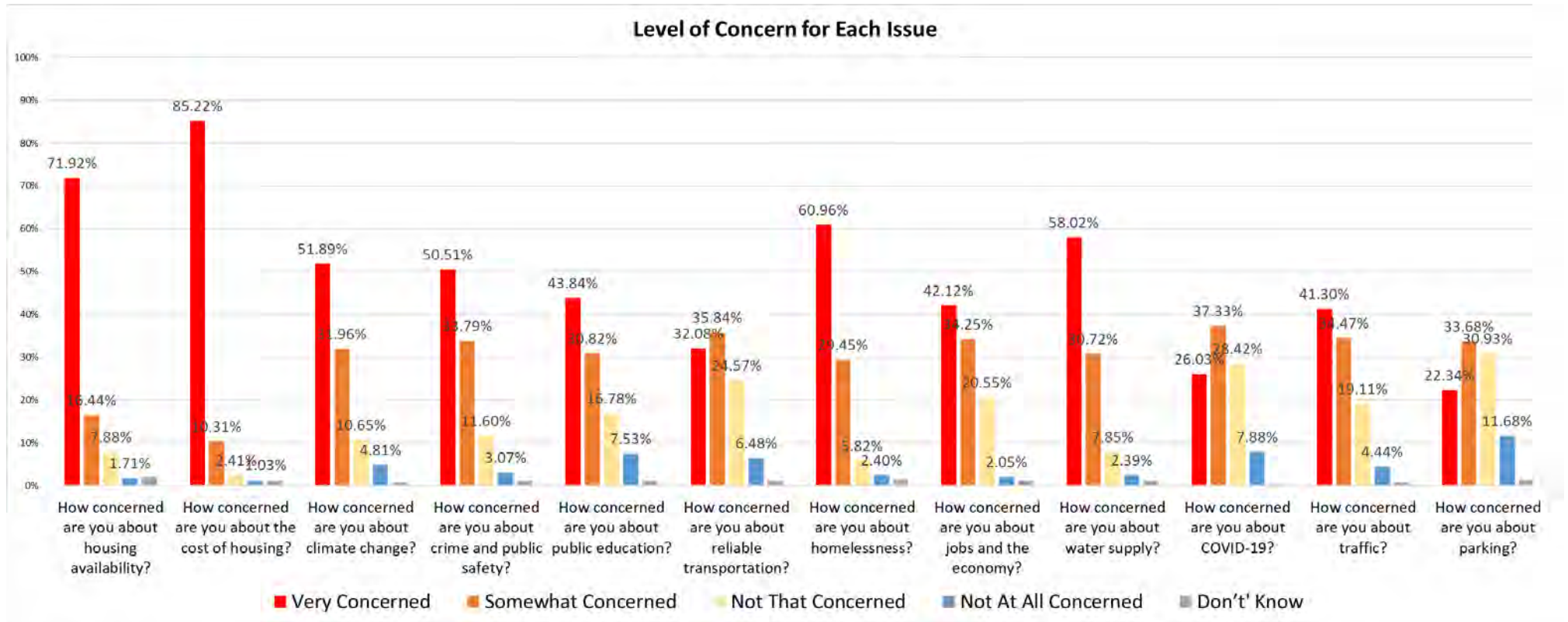
Survey Question Introduction: Please indicate how concerned you are about each of the following items using a scale of very concerned, somewhat concerned, not that concerned, not at all concerned, or don't know.

Answered: 292 Skipped: 1

The following section asked respondents about several issues in their local area and how concerned they are. The following are the issues analyzed: housing availability, housing cost, climate change, crime and public safety, public education, reliable transportation, homelessness, jobs and the economy, water supply, COVID-19, traffic, and parking.

Table 8 (Questions 5-16) illustrates the level of concern for each of the issues indicated above. Overwhelmingly, the top three “very concern” issues are: cost of housing (85.22%), housing availability (71.92%), and homelessness (60.96%). Additionally, the area of least concern is the issue of parking at 11.68%.

Table 8 – Questions 5-16



Questions 17 and 18 asked the respondents to compare two issues to a year ago: finding housing in their local area and cost of housing in their local area. A majority indicated that it's much harder to find a place to live (48.97%). Similarly, a majority indicated that it's much more expensive to find a place to live (65.75%).

Table 9 – Question 17

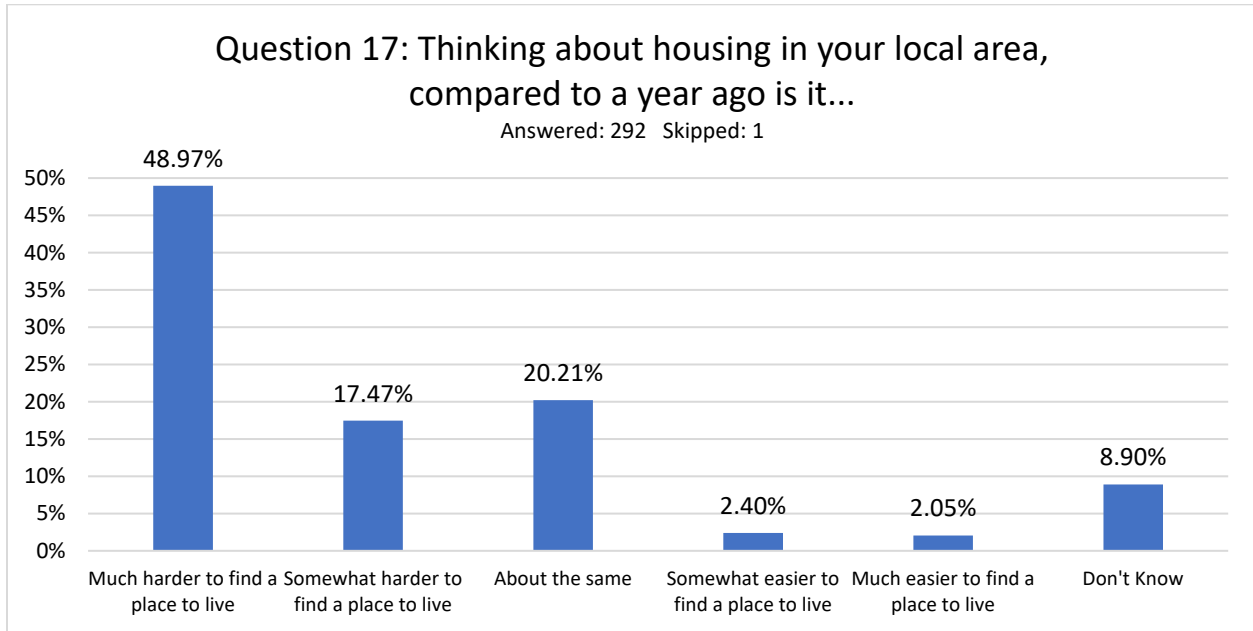
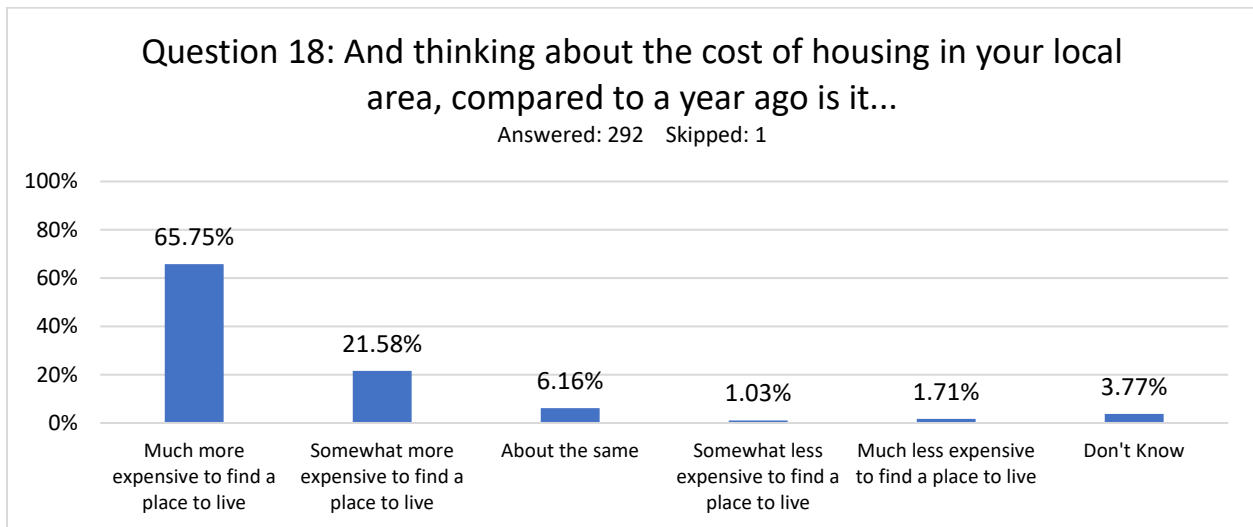


Table 10 – Question 18



2.2.2 Levels of Agreement: Housing-Related Topics

Survey Question Introduction: Please indicate whether you strongly agree, somewhat agree, somewhat disagree, strongly disagree, or don't know with each of the following statements:

Surveyed: 293

This survey section included three statements about housing in the local area and asked the respondent to indicate their level of agreement for each statement from “strongly agree”, “somewhat agree”, “somewhat disagree”, “strongly disagree”, or “don't know”.

The first two statements (Questions 19 and 20) asked if finding an affordable place to live was concerning for one-self, friends, or family. A large majority agree that they are concerned about finding an affordable place in the local area for themselves (63.54% strongly agree and 12.85% somewhat agree) and even more for friends or family members (66.21% strongly agree and 22.07% somewhat agree). Cumulatively, 76.39% of respondents for question 19 indicated some level of agreement to the statement and 88.28% for question 20.

Table 11 – Question 19

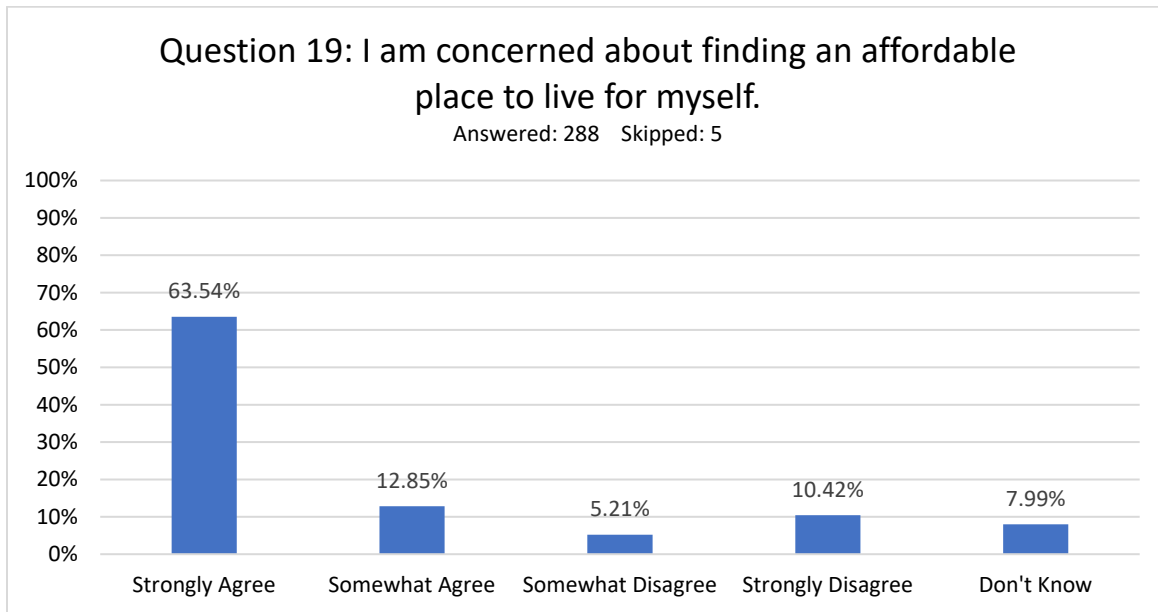
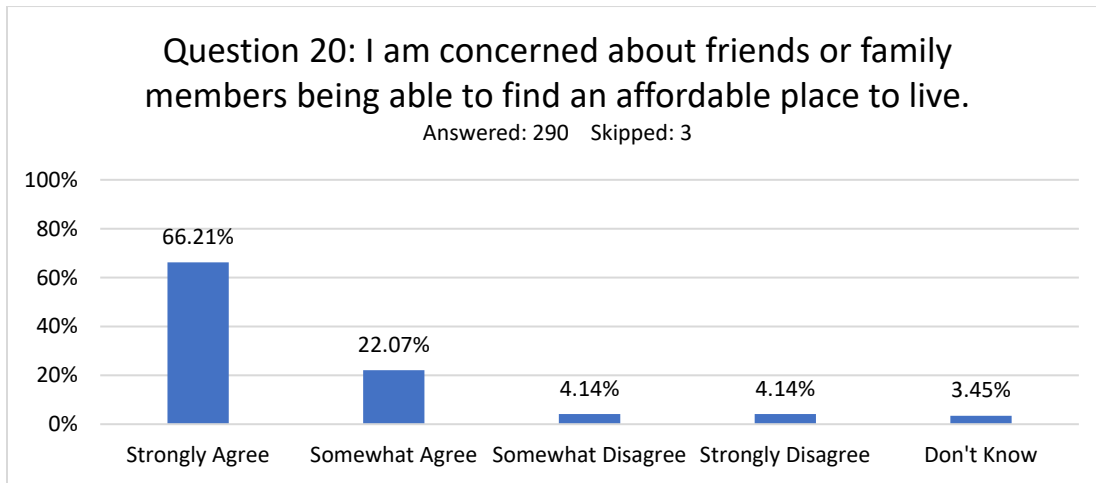
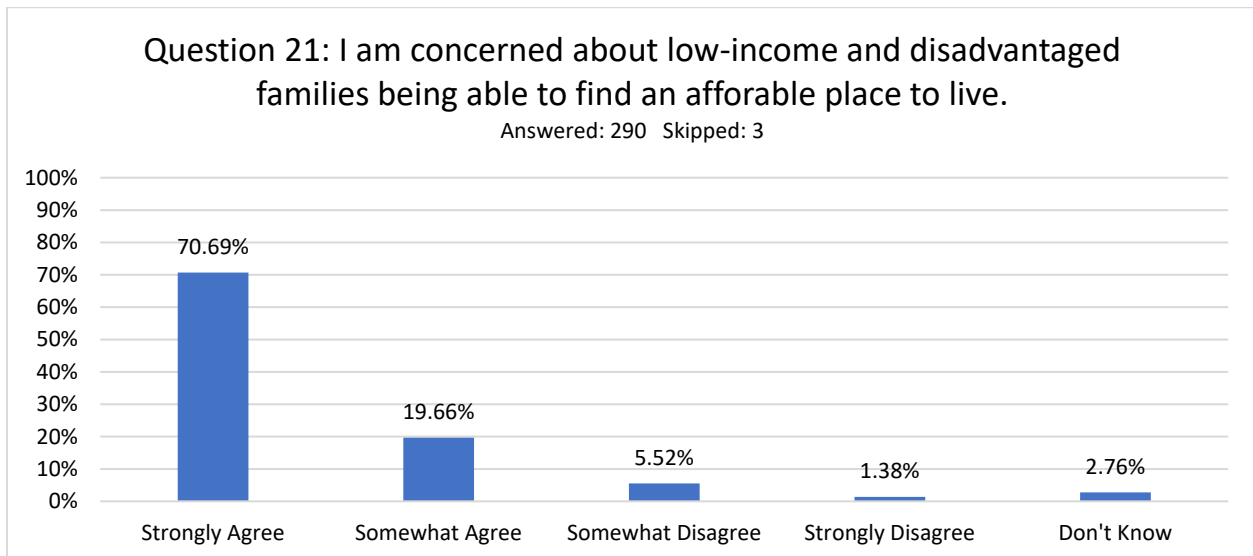


Table 12 – Question 20



Question 21 provided a statement that focused specifically on low-income and disadvantaged families finding an affordable place to live. The majority of the respondents agree (70.69% strongly agree and 19.66% agree) that they are concerned about low-income and disadvantage families being able to find an affordable place to live.

Table 13 – Question 21



2.2.3 Levels of Support: Housing in Local Area

Survey Question Introduction: Please indicate whether you strongly support, somewhat support, somewhat oppose, strongly oppose, or don't know with each of the following questions:

Surveyed: 293

This survey section included five questions about housing in the local area and asked the respondent to indicate their level of support for each question from “strongly support”, “somewhat support”, “somewhat oppose”, “strongly oppose”, or “don't know”.

The first question (Question 22) asked the level of opposition or support they have for more housing in their neighborhood. A majority support more housing in their neighborhood (41.58% strongly support and 23.71% somewhat support).

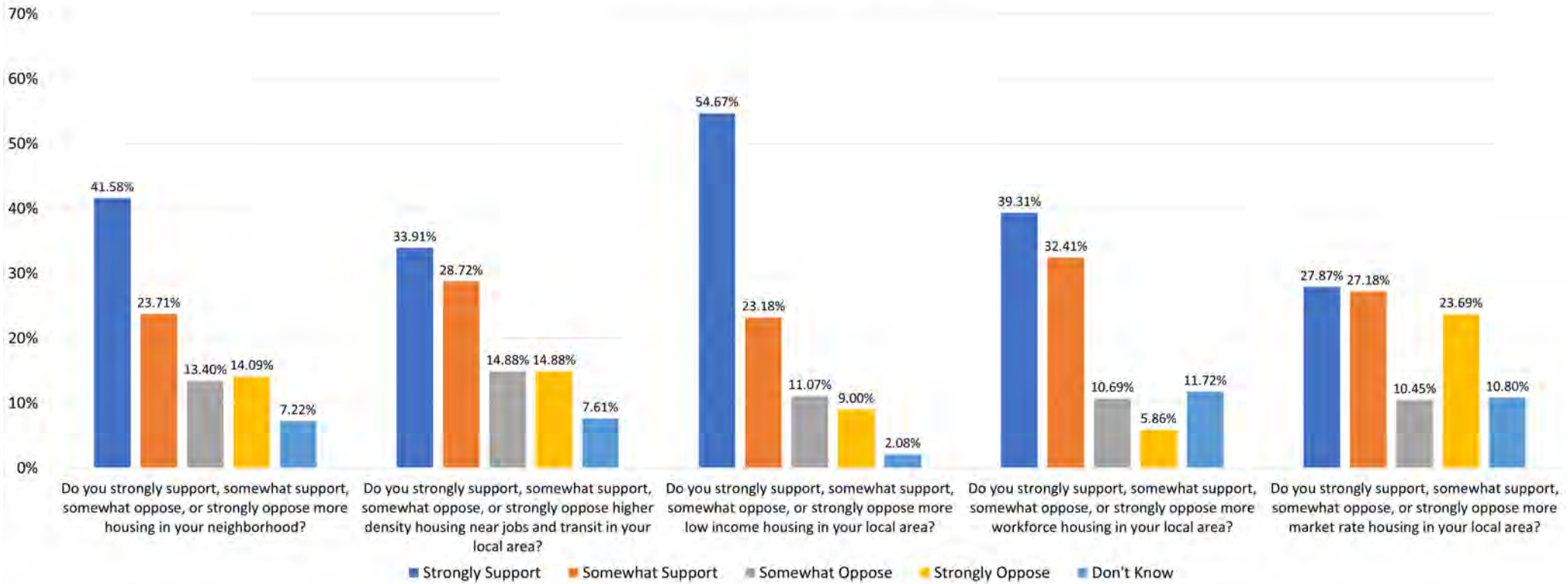
For question 23, the majority of respondents support higher density housing near jobs and transit in their local area (33.91% strongly support and 28.72% somewhat support).

The next two questions (Questions 24 and 25) asked the level of opposition or support they have for more low-income housing and workforce housings respectively. A majority support more low-income housing in their local area (54.67% strongly support and 23.18% somewhat support). Similarly, a majority support more workforce housing in their local area (39.31% strongly support and 32.41% somewhat support).

Question 26 asked the level of opposition or support respondents have for more market rate housing in their area. The majority of respondents support more market rate housing in their local area (27.87% strongly support and 27.18% somewhat support). Cumulatively, 55.05% of respondents for question 26 indicated some level of support.

Table 14 – Questions 22 through 26

Level of Support for Housing Related Topics



2.2.4 Views on Housing-Related Policies

Survey Question Introduction: Read a list of potential proposals around housing policy in your local area. Please indicate whether you support or oppose that proposal.

Surveyed: 293

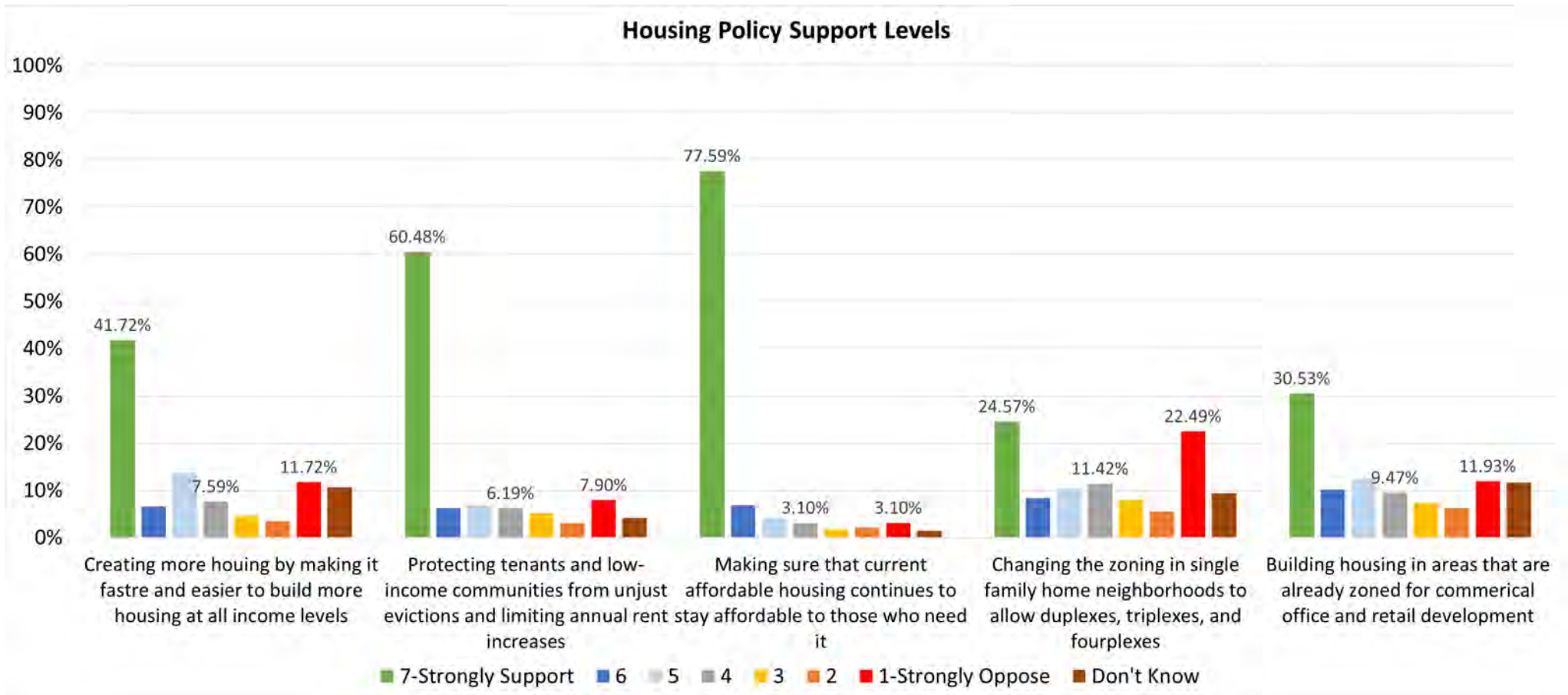
This survey section included five statements about housing policy in the local area and asked the respondent to indicate their level of support using numerical scale for each question from “1-Strongly oppose” to “7-Strongly support”, including a “Don’t know” option.

The first statement (Question 27) asked the level of support for creating more housing by making it faster and easier to build more housing at all income levels. The overwhelming majority of respondents answered to “strongly support” at 41.72%. The second statement (Question 28) focused on protecting tenants and low-income communities from unjust evictions and limiting annual rent increases. A great majority of respondents indicated “strongly support” at 60.48%.

For the third statement (Question 29), the greater number of respondents at 77.59% strongly support the proposal of making sure the current affordable housing continues to stay affordable to those who need it.

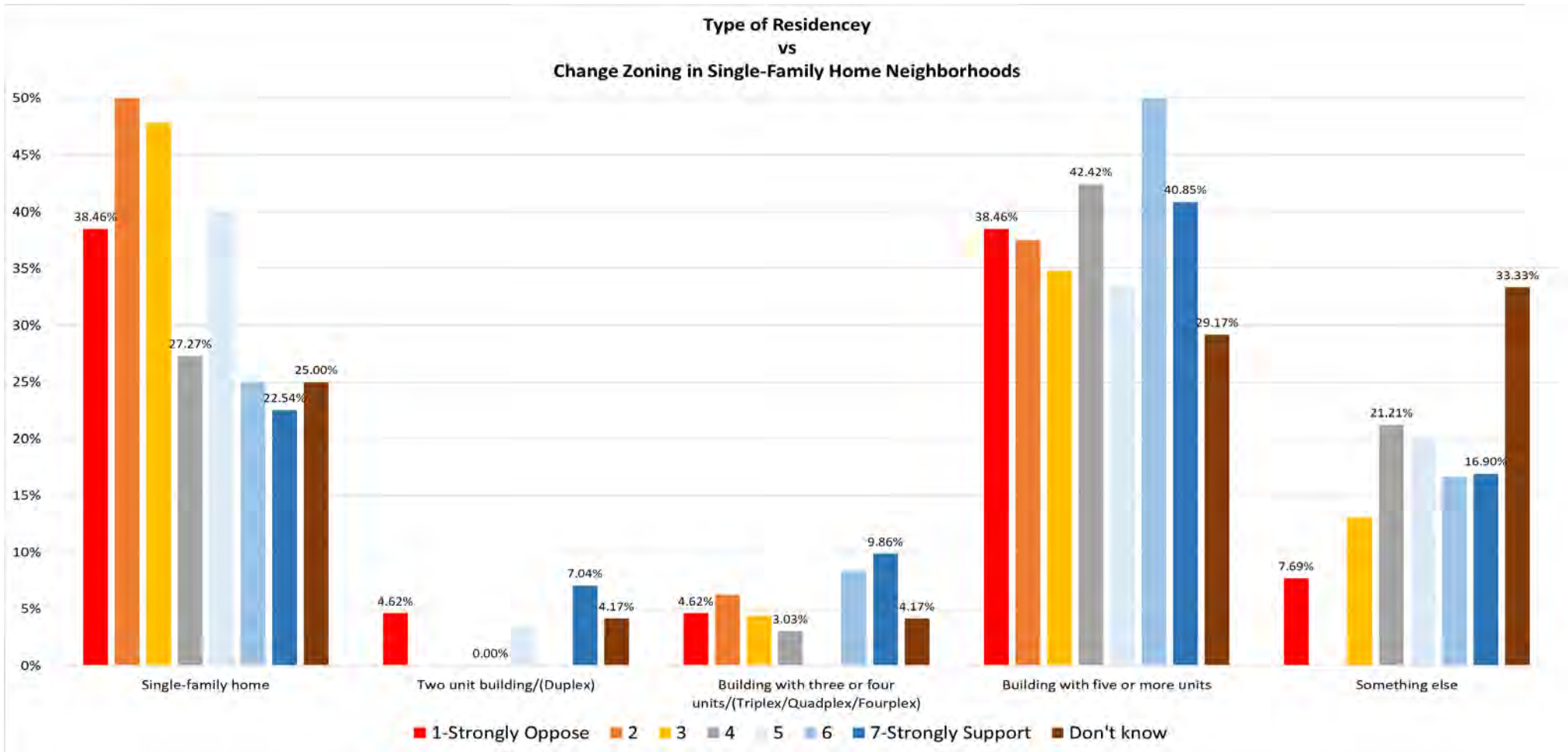
The next two statements asked about property zoning as it relates to housing. Question 30 asked the level of support for changing the zoning in single-family home neighborhoods to allow duplexes, triplexes, and fourplexes. 24.57% of respondents strongly support, in contrast to 22.49% who strongly oppose. Question 31 asked the level of support for building housing in areas that are already zoned for commercial office and retail development. A majority of respondents indicated to strongly support at 30.53%.

Table 15 – Questions 27 through 31



Out of the five housing related statements surveyed, changing the zoning in single family home neighborhoods to allow duplexes, triplexes and fourplexes (Question 30) recorded the highest level of opposition at 22.49%. Table 16 (see next page) analyzes the level of support for Question 30 based on the type of the respondent's residency (see Question 33). "Don't Know" responses may indicate that this is not something that they have thought about or may need more information presented on the topic.

Table 16



The next table (Table 17) analyzes the comparison made by Table 16 above by clustering the responses into any level of opposition (responses 1,2,3) and any level of support (responses 4,5,6,) between those who live in a single-family and those who live in a building with five or more units. At least a quarter ($\geq 25\%$) of respondents who live in either a single-family or a building with five or more units do not know if they support or oppose changing the zoning in single-family home neighborhoods to allow duplexes, triplexes, and fourplexes. Cumulatively, respondents who answered “Don’t Know” or “Neutral” account for 52.27% for those who live in single-family home and 71.59% for those who live in a building with five or more units (Table 17).

Table 17

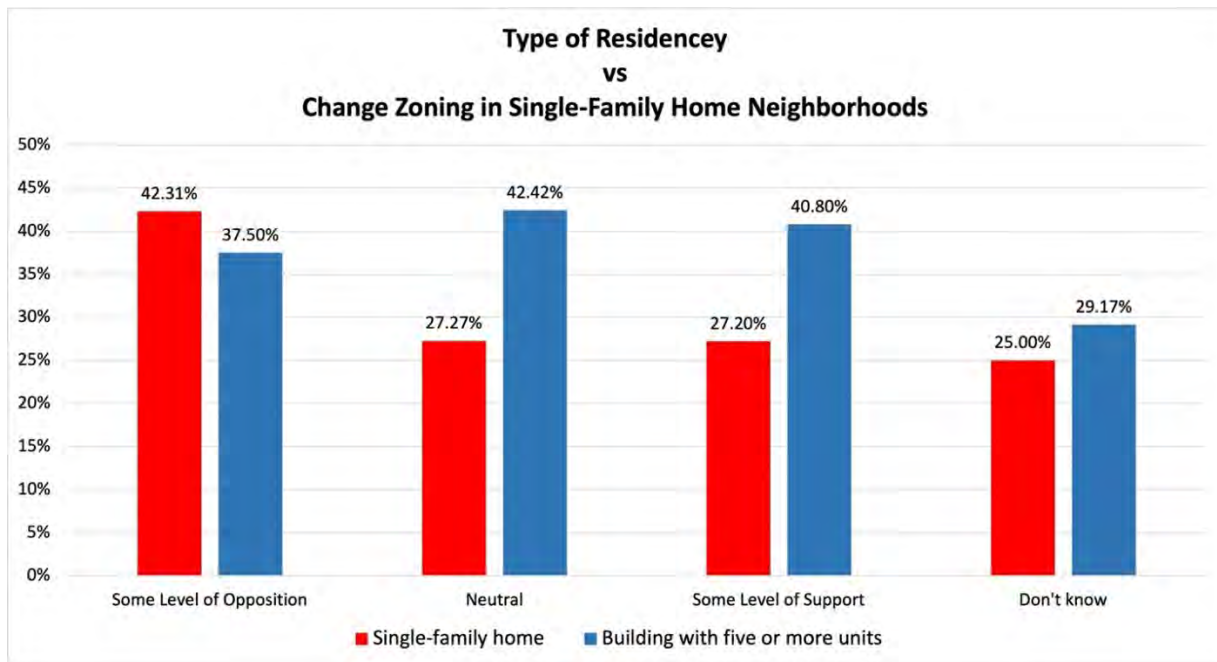
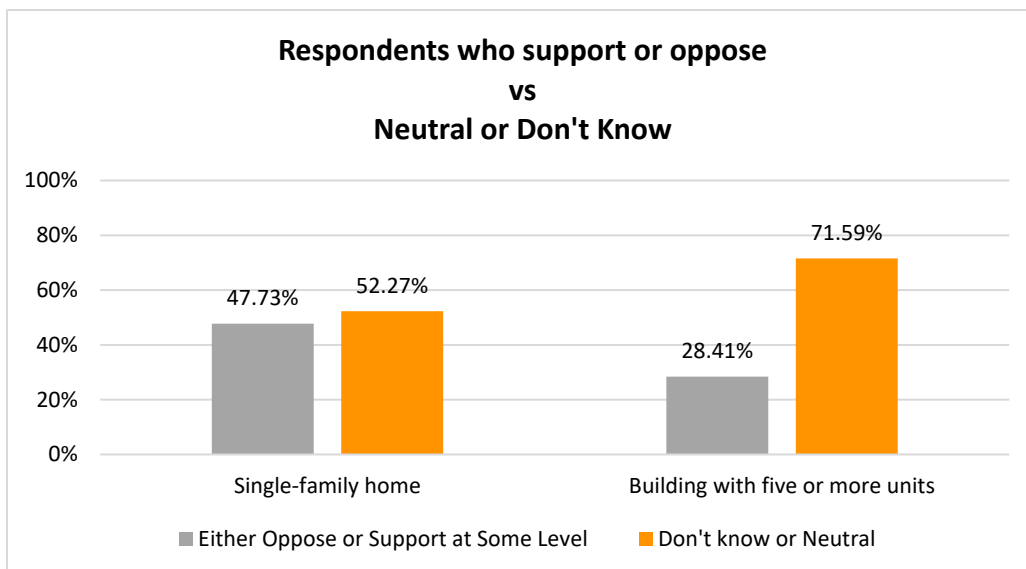


Table 18



2.2.5 Open Ended Questions

Survey respondents wrote in an open response to questions 2, 3, and 4 of the survey asked respondents:

- What do you think are the most important problems facing your local area today?
- Thinking about the future of your neighborhood. what gives you cause for optimism?
- Thinking about the future of your neighborhood, what are you most concerned about?

Responses provided input which was aggregated to the degree possible into common themes and ideas. Consistent with a number of responses to other survey questions, a substantial number of respondents who provided an answer indicated that they are concerned about housing affordability and availability.

The following provides theme areas that arose for respondents regarding the most important problems facing Pleasanton today:

- **Housing Availability:** Respondents indicated that there are not enough affordable housing units available, pricing out renters and first-time home buyers (16 mentions)
- **Housing Cost & Affordable Housing:** The respondents indicated that the most important issue is affordable housing. Respondents called about the cost of housing (131 mentions).
- **Political:** Focus on political impediments to housing goals, one response refers to ‘loss of local control’, while six responses identify “Not-In-My-Back-Yard” attitudes as an impediment to housing solutions for the broader community (12 mentions).
- **Other problems include:**
 - Parking, traffic and unsafe driving (17)
 - Crime and policing (25)
 - Public transportation (2)
 - Senior Housing (8)
 - Climate Change (8)
 - Infrastructure (9)
 - Population growth (7)
 - Homelessness (21)

The following provides theme areas that arose for respondents regarding the cause for optimism:

- Home values: Respondents expressed optimism that home values are rising (6 mentions)
- Economy/Employment: respondents identified a sense of optimism due to a strong economy and growing tax base in Pleasanton (12 mentions)
- Community: Respondents identified a strong sense of community within Pleasanton as a cause for optimism (65 mentions)
- Governance: Some respondents identified local governance and community participation as a cause for optimism (10 mentions).
- Other responses included optimism about:
 - School Quality (4)
 - Sense of safety (17)

The following provides theme areas that arose for respondents regarding the cause for concern within their neighborhood:

- Affordable Housing & Housing affordability: Respondents expressed concern about affordable housing including the limited number of affordable housing units available to concerns that the housing supply is so limited that first time buyers are priced out without equity from another residence (65)
- Homelessness: Concerns about homelessness ranged from concern that more seniors and family are becoming homeless, to concerns about homeless encampments (19)
- Displacement: Respondents expressed concern that they would soon be priced out of Pleasanton and that people in the workforce have been priced out (15)
- Density: Respondents expressed concern about population growth within the Bay Area and Pleasanton and expressed concern about “over development” (14)
- Other concerns include:
 - Cost of living (17)
 - Crime/safety (44)
 - Climate (5)
 - Senior Housing (2)
 - Housing Availability/Access (13)

3 Conclusion

The objective of this survey was to better understand the opinions of who may face exclusion or barriers to housing in Pleasanton on various city-wide issues related to housing; gather constructive feedback on preferences and priorities on new housing development; identify challenges and opportunities; and understand the perspective of the community in addressing housing needs. Overall, the survey provided comprehensive and identifiable themes and feedback that will provide insight into future policy discussions.

The survey provided a wide range of varying opinions and perspectives on housing within the city. While opinions and perspective varied from question to question, the respondents engaged in the questions and options presented in the survey, and provided useful input on housing issues, opportunities, locations for future housing, and the types of housing that can best meet the community's housing needs. The survey also provided context about racial disparities in housing cost burden and homeownership.

With respect to housing challenges, the most significant housing challenge identified was the lack of affordability and cost burden associated with renting and owning a home in Pleasanton. The survey put forward a broad range of policy strategies could be supported as the City works to identify a range of feasible programs and actions to support community housing needs. The strategies with the most support were: maintaining the current affordable housing stock, protecting tenants and low income communities from unjust evictions and limited annual rent increases, and creating more housing by making it faster and easier to build housing at all income levels. Building housing in areas that are zoned for office and retail and modifying zoning in single family residential areas to add density produced a mixed response.

Attachments:

Exhibit 1: Focus Group Summary

Exhibit 2: Alameda County Collaborative Community-Based Organizations Panel

Exhibit 3: Summary of in person outreach events



La Familia

Date: February 3, 2022

Time: 4-4:30pm

Meeting Notes:

- The representative outlined some of the programs La Familia offered, and the populations served, including the Latinx population and people of color.
 - These communities are frequently lower income, and La Familia sees the greatest disparities in access to resources in places where there is greater overall wealth.
 - In outreach, it's important to engage in multiple ways, particularly in face-to-face opportunities and using La Familia's local community partners to help bridge the gap and forge connections with the City's staff.
-

St. Clare's Episcopal Church (Pleasanton); St. Bart's Episcopal Church (Livermore)

Date: February 3, 2022

Time: 1-2pm

Meeting Notes:

- The two church leaders emphasized the severity of the housing crisis that's affecting the populations they see and serve in Livermore and Pleasanton, across the entire social spectrum
 - There are lengthy wait-lists for available affordable housing units, and the lack of affordability affects the ability to provide essential services – college professors, teachers, public safety workers face long commutes because they can't afford to live locally. The housing situation is contributing to the issues we are starting to see with staffing and supply chain problems that affect people's everyday lives.
 - Despite the apparent affluence of Pleasanton and Livermore, they witness significant poverty and need among the population. The housing situation is "fragile" for many – doubling up, overcrowding and couch surfing are all common situations. This problem is largely invisible.
 - Both emphasized the importance of building units and avoiding loopholes for developers not to build.
 - In recent years, Livermore has been the "affordable housing" city, but Pleasanton needs to step up too. Properties owned by religious institutions have provided several opportunities to address housing needs in the region.
-

Downtown Restaurant Association

Date: February 4, 2022

Time: 10-11am

Meeting Notes:

- Anecdotal, restaurant workers face challenges finding local housing they can afford, although many of his workers do live in Pleasanton. Many live communally (multiple individuals, families sharing)
 - Reluctance to approach City due to concerns about immigration status.
 - Language barriers mean it's important to provide information in multiple languages.
-

Association of Pleasanton Teachers || Association of Pleasanton Staff

Date: February 2, 2022

Time: 4-5pm

Meeting Notes:

- New teachers face some of the biggest challenges – tend to be younger, single and not able to afford local rents. It can be challenging as a result to attract new talent to the district, when long commutes are involved
- Inability to live locally affects teachers' ability to fully participate in student extracurricular activities and programs – facing long commutes after the school day concludes
- Internal survey conducted by APT (662 responses), indicated 37.5% who said they could not afford to live in the Tri-Valley, and another 37% who were seeking other employment opportunities closer to where they live. Retention is an issue.
- Sharing City information about available housing resources and opportunities with incoming teachers would be very beneficial – many don't know what programs are available to them.



AC COLLABORATIVE: COMMUNITY-BASED ORGANIZATIONS PANEL

The Alameda County Collaborative held a panel with representatives from local, community-based organizations (CBOs) on April 25, 2022. The participating CBOs' clientele included members of protected classes, including immigrants and non-English speakers; households with special needs, including persons with disabilities and seniors; and persons who are experiencing fair housing issues. This document synthesizes key points the CBOs presented.

1 Panelists

ORGANIZATION	CONTACT	SERVICE AREA
East Bay Community Law Center	Meghan Gordon, Co-Director, Housing Practice	Provides tenant legal services (including eviction defense) in cities of Oakland, Berkeley, Emeryville, Alameda
El Timpano	Deana Balinton, Civic Partnerships Manager	Local information/news network and civic engagement serving Latino and Mayan immigrants in Alameda County. Key reporting platform is SMS.
Centro Legal de la Raza	Monique Berlanga, Executive Director	Tenant legal services in Alameda and Contra Costa County
Legal Assistance for Seniors	Jim Treggiari, Executive Director	Legal services for older adults, tenant defense, and case management in Alameda County
East Bay Innovations	Tom Heinz, Executive Director	People with disabilities living alone, in Alameda County
Eviction Defense Center	Eric Magana, Program Director	Tenant legal services in Alameda County and City of Richmond
La Familia	Sophia Rodriguez, Partner Relations Manager	Behavioral and mental health services; emergency family shelters; reentry population in Alameda and Contra Costa County

2 Executive Summary

Community-Based Organizations identified **key barriers and obstacles** that they and their clients face related to fair housing, including:

- *Insufficient access to information* due to language/technology barriers (particularly for immigrant communities and seniors); fear/distrust of the system; and difficulty understanding rights/resources



- *Complex, inflexible application requirements* for housing resources that may vary between jurisdictions, exclude certain people (e.g., undocumented, formerly incarcerated), or be difficult to meet
- *Communication between CBOs and property owners* is difficult to navigate, requires individual relationships with each location
- *Overall cost of housing* (most CBOs' clients fall under the 30% AMI) and need for tenant protections

The CBOs recommend these strategies to **strengthen outreach efforts**:

- Meet people where they are -- plug into existing outreach channels
- Partner with school districts to distribute information, as well as any civic organizations such as libraries, religious institutions, medical services
- "Train the trainer" approach to educate existing service providers on housing rights and referrals for their clients
- Provide materials appropriate for audience (e.g., physical flyers for seniors; video/audio content for Mam speakers)

Some **solutions** that panelists recommended for housing projects to better serve their clients:

- Identify onsite supportive services that are appropriate for residents early in process
- Early and sustained relationships between service providers and properties, especially relative to preparing eligible residents for the document/application needs for housing
- Renters' protection and long-term rental subsidies, particularly for households under 30% AMI
- Greater flexibility in application process (make it easier for CBOs and their clients to navigate, remove barriers for undocumented people)

3 Discussion

Questions

1. How does your work address fair housing?

- See Panelists, above

2. Is there sufficient access to information on matters related to fair housing in the county?

- Even when provided with information, clients (particularly immigrant communities) may not have access to the provided resources.
- Language and technology barriers –pandemic has shifted available entry points for access.
- Differing interpretations of 'fair housing' beyond the legal definition, and how it connects to other housing needs.
- Clients, particularly under 30% AMI, have limited time or availability to explore programs and resources, and often connect to the CBOs closer to the end (e.g., during evictions).

3. Housing issues are complicated and interconnected. What do you see as the primary obstacles your clients face? What do you think are the contributing factors to these trends?

- El Timpano: For Spanish and Mam speakers: language barriers (particularly for Mam, which has no written language)
 - Complex, inflexible application requirements for housing resources that are hard to meet/understand for both clients and CBOs
 - Jurisdiction understaffing, meaning that there is no clear point of contact
 - Digital barriers
 - Difficulties understanding rights and accessing info and resources
 - Fear and distrust due to previous experiences within the system



- East Bay Innovations:
 - For seniors/disabled clients, need for built-in supportive services such as mental health and food security, building a relationship with case workers
 - Communication with property managers about available units is hard to navigate, requires individual relationships with each location
 - Lack of affordable housing – 40 to 50 AMI does not serve CBOs’ clients (income from SSI is approximately \$1,000/month)
 - La Familia: Clients may have substance use/mental health issues that affect employment stability, may have families and dependents
 - Integration of services is key
 - For reentry populations, tenant restrictions for felonies, violent offenses create barriers to housing
- 4. Do you have ideas on how to enable stronger outreach efforts, including to populations that may be less aware of their fair housing rights (e.g. limited English proficiency, unhoused, LGBTQ)?**
- Meet people where they are (e.g., moving clinics out of office and into the community, libraries, schools, existing civic organizations and outreach channels).
 - Move away from events hosted at government offices
 - School districts have been very successful (sending information via existing school network, partnership with school counselors)
 - ‘Train the trainer’ programs for medical partners – education on housing referrals, housing rights
 - El Timpano: Developing a Mam community outreach team and creating video content to address written language barrier, SMS
 - Legal Assistance for Seniors: Pairing flyers/physical handouts with meal delivery services; digital divide is a barrier for clients
- 5. What would a successful housing project need to include to impact the communities you serve in a positive way?**
- Policies built around long-term affordability
 - Make sure existing residents’ needs are met (vs. prioritizing new development)
 - Build in onsite supportive services at the beginning, with input from prospective tenants
 - Emphasize community buy-in and providing appropriate services
 - Ensure residents feel safe and secure, build relationships with service providers (vs. experience of ‘over-monitoring’)
 - Connections with meals on wheels
 - Greater flexibility in application process: undocumented community members (unbanked/no credit) experience greater financial barriers
 - Tenant protections, with greater protection around Just Cause
- 6. What are potential short-term and long-term solutions? What have you seen that works? What have you seen that does not work?**
- What works:
 - Early connections between CBOs and property owners/developers. Service providers understand application process; ongoing communication (e.g., monthly meetings with property managers)
 - Short-term, the eviction moratorium has been effective. Need to use the time to build infrastructure, and slowly lift the protections to give people time to move through the system
 - Just cause, rent control, expansion of protections



- Investing in and budgeting for tenant advocacy and holistic services (for landlords as well)
- Long-term rent subsidies
- What isn't working:
 - Shelter Plus Care varies between jurisdictions, needs to be clearer for housing advocates and tenants to understand
 - Rapid Rehousing: short-term rental subsidies are not effective in addressing long-term housing (still unaffordable after the subsidy ends)
 - HUD funding/policy provides resources for these short-term subsidies while funding for longer-term solutions like vouchers has decreased

Audience Questions

- **For Housing Element, encourage advocacy for increased Section 8 funding or similar services for both residents and developers to subsidize less than 30% AMI units.**
 - Rapid rehousing/shelter plus care is not successful, but that's where the funding is
- **Can we refer residents to the CBOs if we are not under a contract with the organizations?**
 - While there are income/jurisdictional guidelines on service, there are generally no limitations on who can refer residents to the CBOs.
 - Staff availability at CBOs is a limiting factor on how many referrals organizations can accept
- **Curious about other best practices or models that serve CBOs' client base?**
 - East Bay Innovations: Section 811 public rental assistance was successful partnership with Medicaid for persons with disabilities. Agencies worked with developers to set aside units at Section 8 levels, and CBOs acted as referral agents for those units. Funding is no longer available at the moment.
- **Appreciate comments about the difficulty of inclusionary housing. However, that's a common element of market rate development projects. Are there examples of policies that make inclusionary housing work better?**
 - One barrier is ensuring that application process and tenants are appropriate for the units, and making sure requirements are being met. Recommend requiring developers to pay on annual basis for cost of monitoring.
 - County is using a single portal for applications, including inclusionary housing (creates a pool of pre-screened applicants). Saves time for staff. Housing staff can share this with Planning staff.
- **Addressing living in place/accessibility: as we're building these projects, what are the features you would recommend that developers integrate upfront?**
 - East Bay Innovations:
 - Units with roll-in showers
 - Newer construction tends to have wider doorways/ADA compliant elevators. Modifications for tenant needs is minor in newer buildings.
 - Supportive service is key – building a relationship between service provider and property so that problems can be anticipated and addressed as early as possible
 - Universal design at construction
 - Universal design website <https://www.wbdg.org/design-objectives/accessible/beyond-accessibility-universal-design> and
 - Additional resources attached (courtesy of Michelle, Starratt, Alameda County Housing Director): Universal Design Guide and Infographic, Example design standards adopted by a housing organization

Muslim Community Center (MCC) East Bay

Date: April 15, 2022

Time: 1:30-4:30pm (three prayer services)

City staff hosted a table in the foyer of MCC East Bay during three prayer services. Staff interacted with several members of MCC and discussed housing concerns/needs, distributed over 50 survey flyers in addition to members taking photos of the link, and gathered approximately 40 contacts for the Housing Element email Distribution list.

Comments staff heard from the MCC community include:

- Indicated large concerns with housing cost (both to own and rent)
- Expressed a desire for smaller, more affordable units; new homes being built are too large
- Concern with investors buying and flipping houses driving up pricing
- Shared stories of large rent increases over a short period of time
- Noted that the minimum income limit is too high to even qualify for affordable housing
- Underlined a need for housing while maintaining our Pleasanton community character
- Shared perspective that workforce cannot find places to live in town
- Articulated that there is a lack of affordability for seniors, young professionals, and middle-class employees

Restaurant Staff

Date: April 20, 2022

Time: 10:00-10:45am (Restaurant staff member)

Staff met with one restaurant staff member to discuss housing concerns/needs (primarily in Spanish). The staff member indicated that the other staff were hesitant and concerned to meet with staff and he would share shared opinions/thoughts. Staff distributed a flyer and contact information. Comments staff heard include the following:

- Indicated housing cost concerns for both to own and rent and that most downtown workers rent or live with family.
- Concerned with general cost of living impacting opportunity to buy/rent.
- Cost- over the type of available housing- is the primary concern. However, it's preferred to have a big living residence for the entire family to live together.
- Supported multifamily housing Downtown with adequate parking.
- Indicated that most workers in town have two jobs and use an alternative form of transportation to get to work because their families live in the same residence and need their automobiles for daily tasks.

- Estimated about half of downtown staff live in Livermore, CA.
- Shared concern that citizenship status deters from seeking housing assistance and/or filling out any forms that requires private information.
- Indicated many members of the Latin community wouldn't approach the City of Pleasanton for housing information/assistance due to fear derived from citizenship and lack of comfort and representation from City staff.

Día del Niño

Date: April 30, 2022

Time: 12-3pm

Staff tabled at a Día del Niño event hosted by La Familia at the Livermore library. The event was attended by families with children. Staff discussed housing concerns/needs in both Spanish and English, provided flyers in Spanish and English advertising the survey, and set up engagement boards in Spanish to solicit feedback. Comments staff heard include the following:

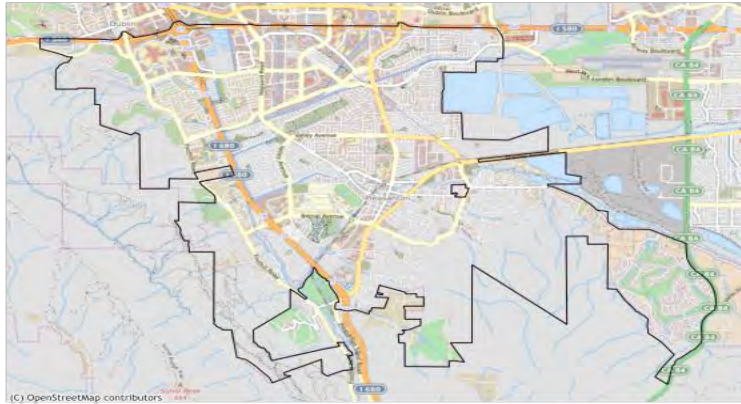
- On one of the activity boards, staff inquired about the community's top three concerns amongst a variety of options (e.g., traffic, employment and the economy, climate change, safety, public education, etc.). The top three concerns noted were: cost of housing (overwhelming majority), availability of housing, and homelessness.
- Commented that access to parks and the beautiful community gave them optimism
- Noted quantity of affordable units, difficulty to buy in Pleasanton, and cost to purchase a house were big areas of concern
- Indicated that people cannot afford to downsize- particularly seniors that wish to stay in a house locally.
- Several people are "priced out" of Pleasanton including adult children, teachers, and other members of the workforce, single parents, seniors on fixed income
- Opposition to low-income housing
- Lack of opportunities for people with disabilities
- Belief that Pleasanton does not accept Section 8 housing vouchers
- Indicated that the eviction moratorium during COVID made it impossible to evict tenants that were not paying rent and damaging the home
- Commented that voucher availability is limited or challenging to qualify for
- Need higher collaboration with non-profits and local organizations to build trust in community

Attachment 2

AFFH SEGREGATION REPORT: PLEASANTON

UC Merced Urban Policy Lab and ABAG/MTC Staff

Version of Record: March 06, 15:42:22



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION



Technical Assistance
for Local Planning
HOUSING

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1 INTRODUCTION

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability.¹ The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity.²³ AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues. ABAG and UC Merced have prepared this report to assist Bay Area jurisdictions with the Assessment of Fair Housing section of the Housing Element.

Assessment of Fair Housing Components

The Assessment of Fair Housing includes five components, which are discussed in detail on pages 22-43 of [HCD's AFFH Guidance Memo](#):

- A: Summary of fair housing enforcement and outreach capacity
- B: Integration and segregation patterns, and trends related to people with protected characteristics
- C: Racially or ethnically concentrated areas of poverty
- D: Disparities in access to opportunity
- E: Disproportionate housing needs, including displacement risk

1.1 Purpose of this Report

This report describes racial and income segregation in Bay Area jurisdictions. Local jurisdiction staff can use the information in this report to help fulfill a portion of the second component of the Assessment of Fair Housing, which requires analysis of integration and segregation patterns and trends related to people with protected characteristics and lower incomes. Jurisdictions will still need to perform a similar analysis for familial status and populations with disability.

This report provides segregation measures for both the local jurisdiction and the region using several indices. For segregation between neighborhoods within a city (intra-city segregation), this report **includes isolation indices, dissimilarity indices, and Theil's-H index**. The isolation index measures

¹ <https://www.justice.gov/crt/fair-housing-act-2>

² HCD AFFH Guidance Memo

³ The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.



segregation for a single group, while the dissimilarity index measures segregation between two groups. **The Theil's H-Index** can be used to measure segregation between all racial or income groups across the **city at once**. **HCD's AFFH guidelines require local jurisdictions to include isolation indices and dissimilarity indices** in the Housing Element. **Theil's H index is provided in addition to these required measures**. For segregation between cities within the Bay Area (inter-city segregation), this report **includes dissimilarity indices at the regional level as required by HCD's AFFH guidelines**. HCD's AFFH guidelines also require jurisdictions to compare conditions at the local level to the rest of the region; and this report presents the difference in the racial and income composition of a jurisdiction relative to the region as a whole to satisfy the comparison requirement.

1.2 Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstein 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

1.3 Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the **Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7**

of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally **declined since.**⁴ However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

1.4 Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).⁵ ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

⁴ For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

⁵ Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.



Definition of Terms - Geographies

Neighborhood: In this report, “neighborhoods” are approximated by tracts.⁶ Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.

Jurisdiction: Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this report also uses the term “city” interchangeably with “jurisdiction” in some places.

Region: The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

⁶ Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.



2 RACIAL SEGREGATION IN CITY OF PLEASANTON

Definition of Terms - Racial/Ethnic Groups

The U.S. Census Bureau classifies racial groups (e.g. white or Black/African American) separately from Hispanic/Latino ethnicity.⁷ This report combines U.S. Census Bureau definitions for race and ethnicity into the following racial groups:

White: Non-Hispanic white

Latinx: Hispanic or Latino of any race⁸

Black: Non-Hispanic Black/African American

Asian/Pacific Islander: Non-Hispanic Asian or Non-Hispanic Pacific Islander

People of Color: All who are not non-Hispanic white (including people who identify as “some other race” or “two or more races”)⁹

2.1 Neighborhood Level Racial Segregation (*within* City of Pleasanton)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of Pleasanton in Figure 1 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher.

⁷ More information about the Census Bureau’s definitions of racial groups is available here:

<https://www.census.gov/topics/population/race/about.html>.

⁸ The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx to refer to this racial/ethnic group.

⁹ Given the uncertainty in the data for population size estimates for racial and ethnic groups not included in the Latinx, Black, or Asian/Pacific Islander categories, this report only analyzes these racial groups in the aggregate People of Color category.



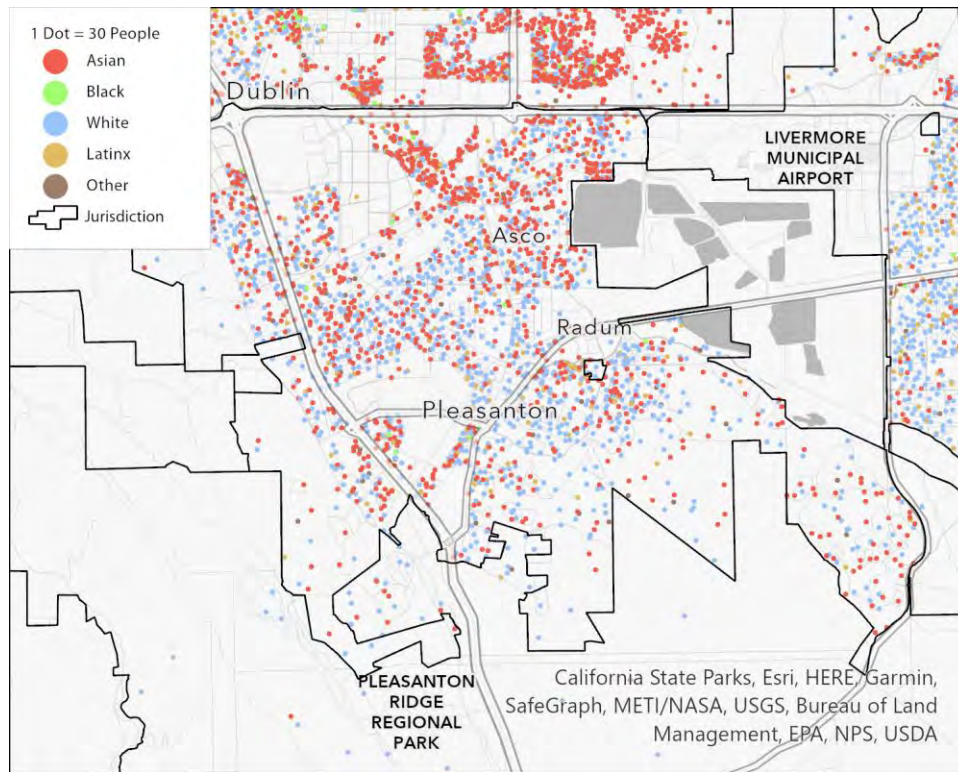


Figure 1: Racial Dot Map of Pleasanton (2020)

Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of Pleasanton and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an isolation index:

- **The isolation index compares each neighborhood’s composition to the jurisdiction’s demographics as a whole.**
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is .65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within City of Pleasanton the **most isolated racial group is white residents. Pleasanton’s isolation index** of 0.457 for white residents means that the average white resident lives in a neighborhood that is 45.7% white. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Pleasanton for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this **jurisdiction, the white population’s isolation index has changed the most over time, becoming less** segregated from other racial groups between 2000 and 2020.

The “Bay Area Average” column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.¹⁰ The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 1 indicates the average isolation index value for white residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a white resident lives in a neighborhood that is 49.1% white.

Table 1: Racial Isolation Index Values for Segregation within Pleasanton

Race	Pleasanton			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.150	0.272	0.431	0.245
Black/African American	0.015	0.018	0.024	0.053
Latinx	0.092	0.120	0.112	0.251
White	0.768	0.633	0.457	0.491

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 2 below shows how racial isolation index values in Pleasanton compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in City of Pleasanton, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for racial groups in their jurisdiction compare to other jurisdictions in the region.

¹⁰ This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions’ segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction’s census tracts to the jurisdiction’s demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

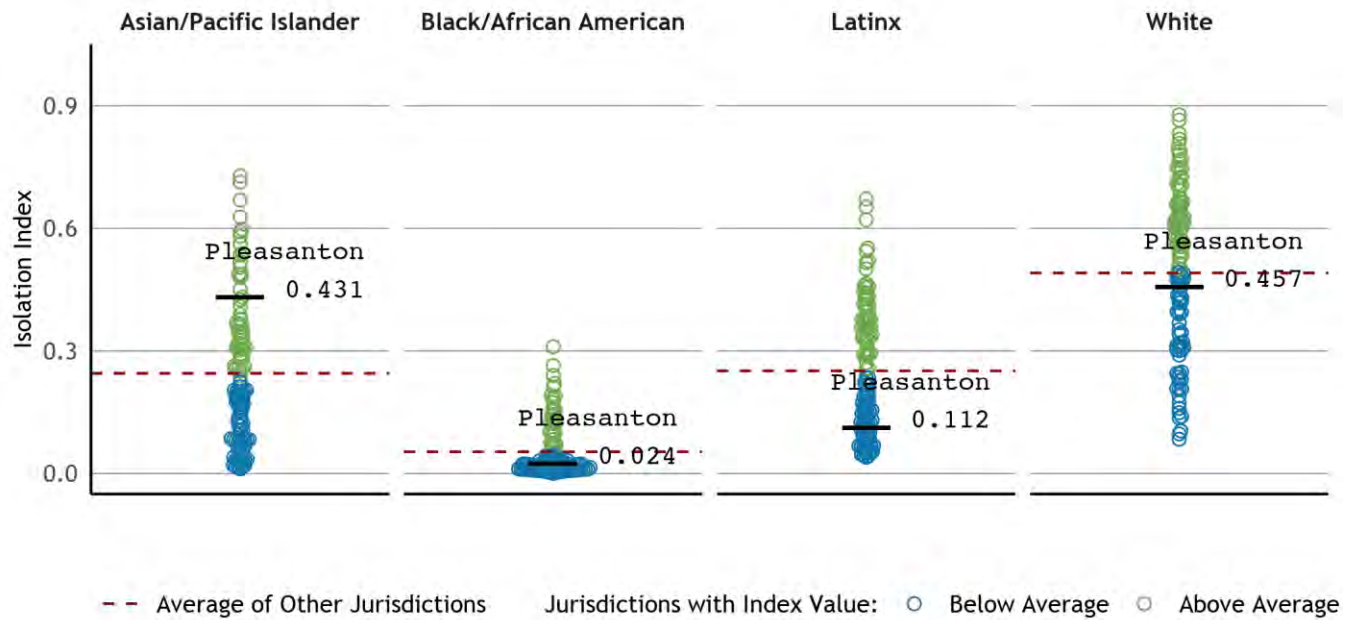


Figure 2: Racial Isolation Index Values for Pleasanton Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Another way to measure segregation is by using a dissimilarity index:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g. they tend to live in different neighborhoods).

Dissimilarity Index Guidance for Cities with Small Racial Group Populations

The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population.

HCD's AFFH guidance requires the Housing Element to include the dissimilarity index values for racial groups, but also offers flexibility in emphasizing the importance of various measures. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff use the isolation index or Thiel's H-Index to gain a more accurate understanding of their jurisdiction's neighborhood-level segregation patterns (intra-city segregation).

If a jurisdiction has a very small population of a racial group, this indicates that segregation between the jurisdiction and the region (inter-city segregation) is likely to be an important feature of the jurisdiction's segregation patterns.

In City of Pleasanton, the Black/African American group is 1.7 percent of the population - so staff should be aware of this small population size when evaluating dissimilarity index values involving this group.

Table 2 below provides the dissimilarity index values indicating the level of segregation in Pleasanton between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

In Pleasanton the highest segregation is between Black and white residents (see Table 2). **Pleasanton's** Black /white dissimilarity index of 0.306 means that 30.6% of Black (or white) residents would need to move to a different neighborhood to create perfect integration between Black residents and white residents. However, local jurisdiction staff should note that this dissimilarity index value is not a reliable data point due to small population size. See callout box above for more information.

The **"Bay Area Average"** column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction.

For example, Table 2 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or white residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction.

Table 2: Racial Dissimilarity Index Values for Segregation within Pleasanton

Race	Pleasanton			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.246	0.212	0.205	0.185
Black/African American vs. White	0.178*	0.194*	0.306*	0.244
Latinx vs. White	0.185	0.187	0.185	0.207
People of Color vs. White	0.150	0.169	0.164	0.168

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Figure 3 below shows how dissimilarity index values in City of Pleasanton compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in Pleasanton, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Similar to Figure 2, local staff can use this chart to contextualize how segregation levels between white residents and communities of color in their jurisdiction compare to the rest of the region. However, staff should be mindful of whether a racial group in their jurisdiction **has a small population (approximately less than 5% of the jurisdiction’s population), as the dissimilarity index value is less reliable for small populations.**

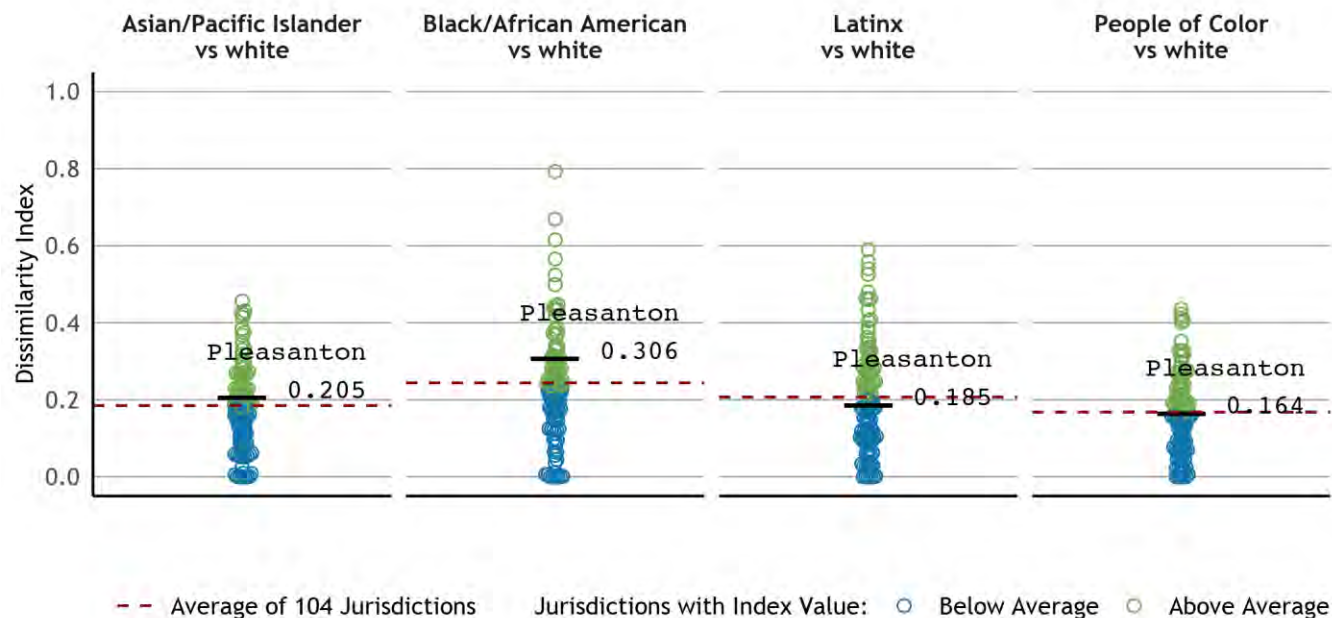


Figure 3: Racial Dissimilarity Index Values for Pleasanton Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction’s total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction’s population (see Table 4), jurisdiction staff could focus on the isolation index or Thiel’s H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

The **Theil’s H Index** can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- **The index ranges from 0 to 1. A Theil’s H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.**
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), **Theil’s H offers the clearest summary of overall segregation.**

The **Theil’s H Index** values for neighborhood racial segregation in Pleasanton for the years 2000, 2010, and 2020 can be found in Table 3 below. The “Bay Area Average” column in the table provides the average **Theil’s H Index** across Bay Area jurisdictions in 2020. Between 2010 and 2020, the **Theil’s H Index** for racial segregation in Pleasanton stayed the same, suggesting that there is now about the same amount of neighborhood level racial segregation within the jurisdiction. In 2020, the **Theil’s H Index** for racial segregation in Pleasanton was lower than the average value for Bay Area jurisdictions,

indicating that neighborhood level racial segregation in Pleasanton is less than in the average Bay Area city.

Table 3: Theil’s H Index Values for Racial Segregation within Pleasanton

Index	Pleasanton			Bay Area Average
	2000	2010	2020	2020
Theil's H Multi-racial	0.032	0.037	0.036	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 4 below shows how Theil’s H index values for racial segregation in Pleasanton compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil’s H index value for neighborhood racial segregation in Pleasanton, and the dashed red line represents the average Theil’s H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood racial segregation levels in their jurisdiction compare to other jurisdictions in the region.

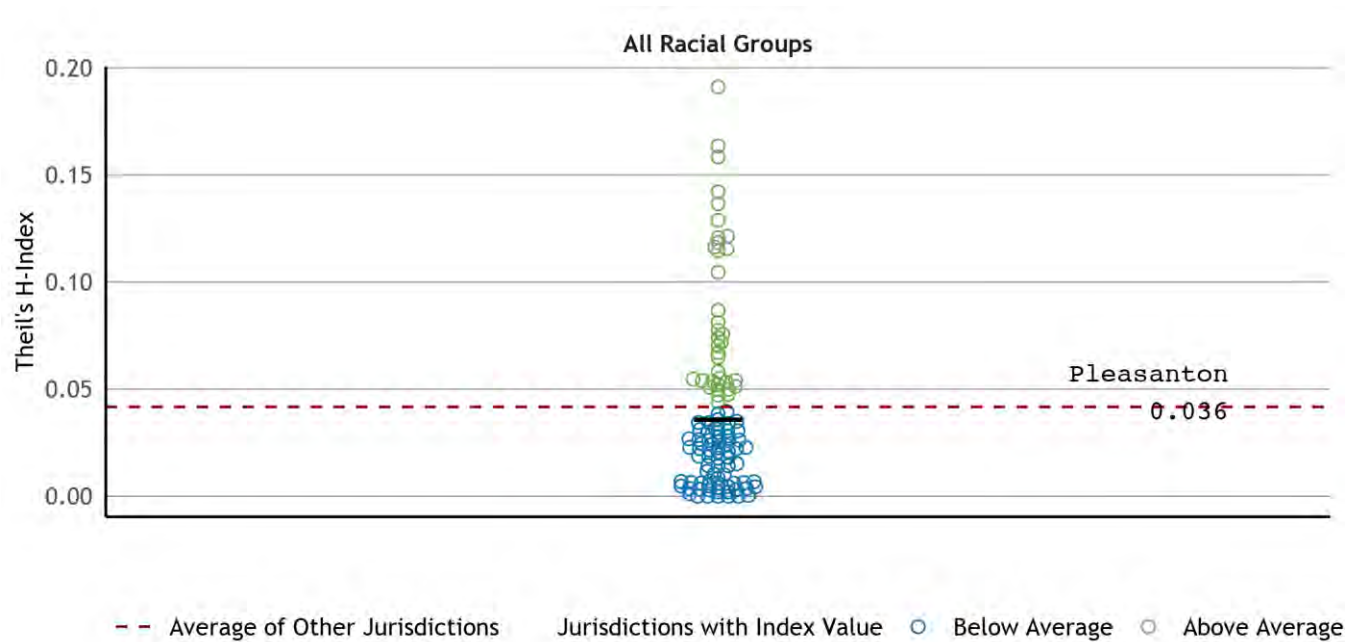


Figure 4: Theil’s H Index Values for Racial Segregation in Pleasanton Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

2.2 Regional Racial Segregation (*between Pleasanton and other jurisdictions*)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps are not only useful for examining neighborhood racial segregation within a jurisdiction, but these maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure 5 below presents a racial dot map showing the spatial distribution of racial groups in Pleasanton as well as in nearby Bay Area cities.

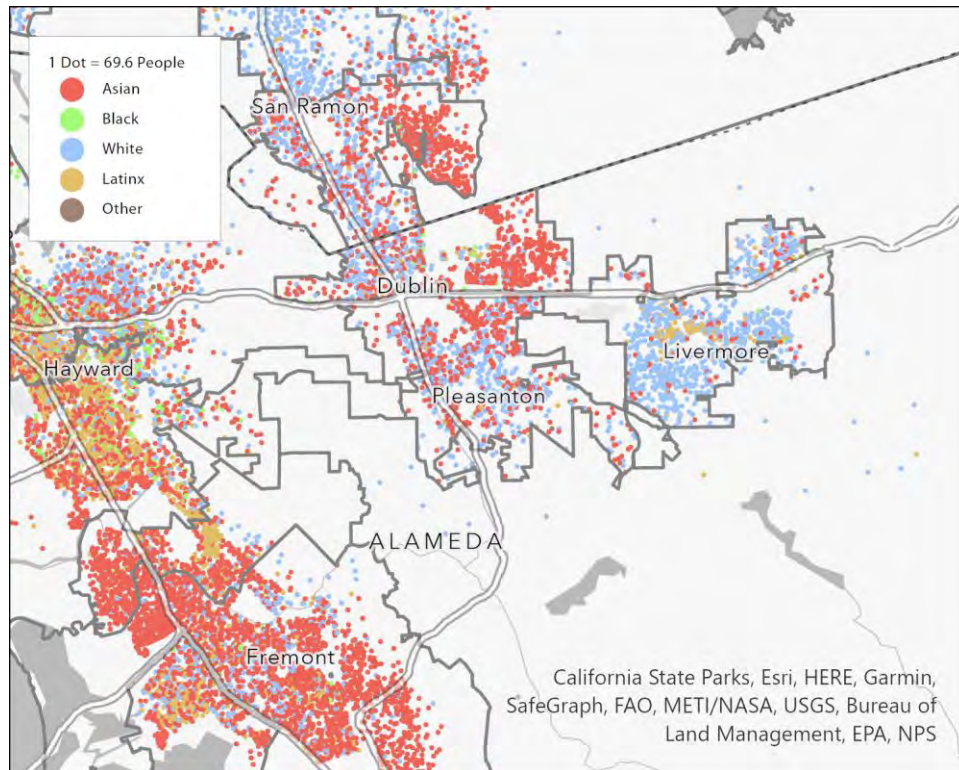


Figure 5: Racial Dot Map of Pleasanton and Surrounding Areas (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of Pleasanton and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in Pleasanton for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, Pleasanton has a higher share of white residents than the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a higher share of Asian/Pacific Islander residents.

Table 4: Population by Racial Group, Pleasanton and the Region

Race	Pleasanton			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	11.6%	23.2%	39.6%	28.2%
Black/African American	1.3%	1.6%	1.7%	5.6%
Latinx	7.9%	10.3%	9.9%	24.4%
Other or Multiple Races	3.4%	4.0%	5.9%	5.9%
White	75.8%	60.8%	43.0%	35.8%

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 6 below compares the racial demographics in Pleasanton to those of all 109 Bay Area jurisdictions.¹¹ In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the **spread of dots represents the range of that group’s representation among Bay Area jurisdictions**. Additionally, the black line within each racial group notes the percentage of the population of City of Pleasanton represented by that group and how that percentage ranks among all 109 jurisdictions. Local staff can use this chart to compare the representation of different racial groups in their jurisdiction to **those groups’ representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region**.

¹¹ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

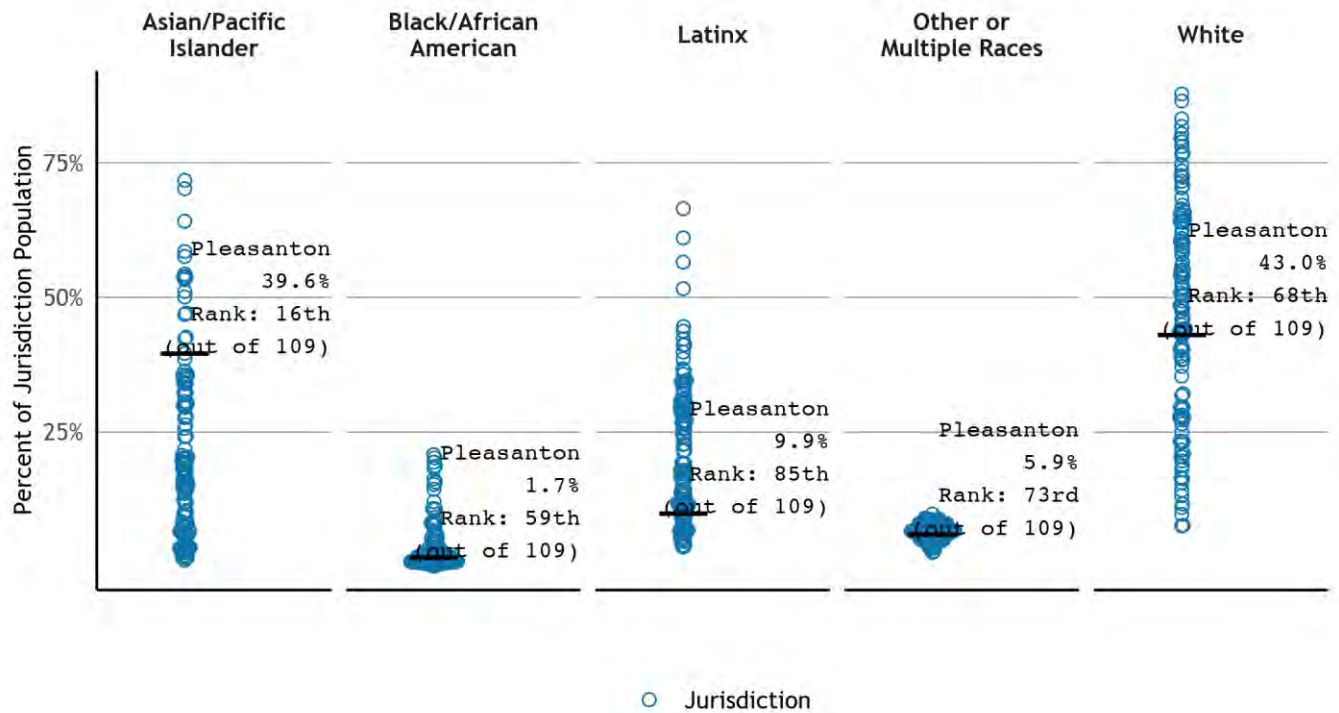


Figure 6: Racial Demographics of Pleasanton Compared to All Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The map in Figure 7 below also illustrates regional racial segregation between Pleasanton and other jurisdictions. This map demonstrates how the percentage of people of color in Pleasanton and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

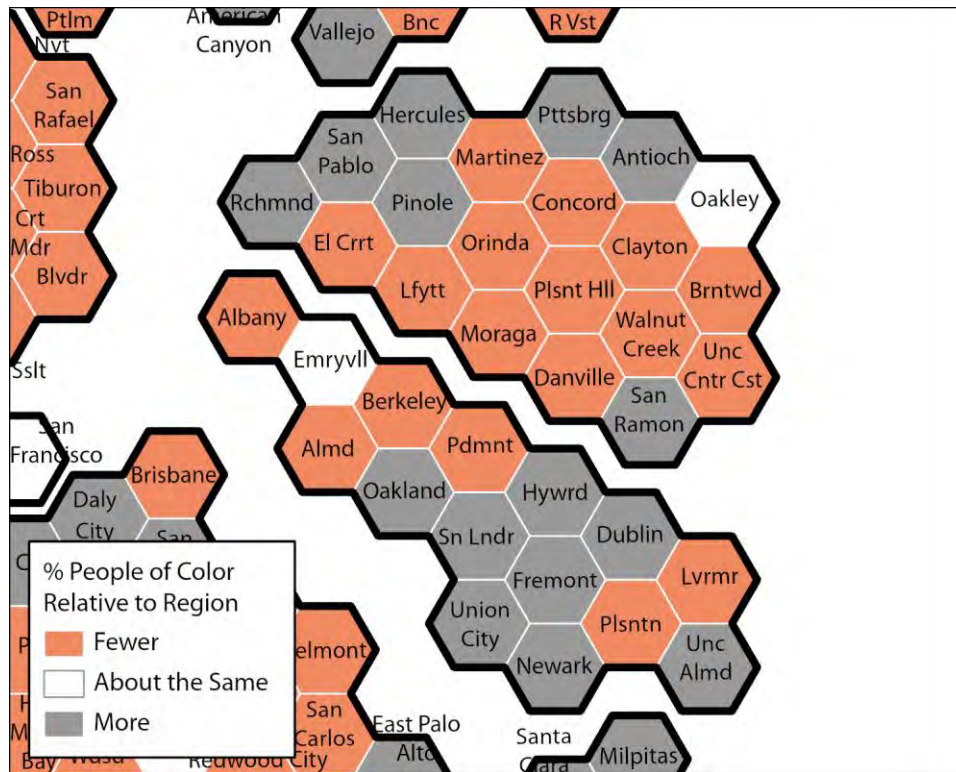


Figure 7: Comparing the Share of People of Color in Pleasanton and Vicinity to the Bay Area (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table 5 presents dissimilarity index, isolation index, and **Theil's H index values for racial segregation for the entire nine-county Bay Area in 2010 and 2020**. In the previous section of this report focused on neighborhood level racial segregation, these indices were calculated by comparing the racial demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 5, these measures are calculated by comparing **the racial demographics of local jurisdictions to the region's racial makeup**. For example, looking at the 2020 data, Table 5 shows the white isolation index value for the region is 0.429, meaning that on average white Bay Area residents live in a jurisdiction that is 42.9% white in 2020. An example of regional dissimilarity index values in Table 5 is the Black/white dissimilarity index value of 0.459, which means that across the region 45.9% of Black (or white) residents would need to move to a different jurisdiction to evenly distribute Black and white residents across Bay Area jurisdictions. The dissimilarity index values in Table 5 **reflect recommendations made in HCD's AFFH guidance for calculating dissimilarity at the region level.**¹² **The regional value for the Theil's H index measures how**

¹² For more information on HCD's recommendations regarding data considerations for analyzing integration and segregation patterns, see page 31 of the AFFH Guidance Memo.

diverse each Bay Area jurisdiction is compared **to the racial diversity of the whole region**. A Theil's H Index value of 0 would mean all *jurisdictions* within the Bay Area have the same racial demographics as the entire region, while a value of 1 would mean each racial group lives exclusively in their own **separate jurisdiction**. The regional Theil's H index value for racial segregation decreased slightly between 2010 and 2020, meaning that racial groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 5: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

3 INCOME SEGREGATION IN CITY OF PLEASANTON

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term "lower-income" to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

The income categories used in this report are based on the AMI for the HUD metro area where this jurisdiction is located.

3.1 Neighborhood Level Income Segregation (*within* Pleasanton)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to the racial dot maps shown in Figures 1 and 5, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Pleasanton in Figure 8 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.



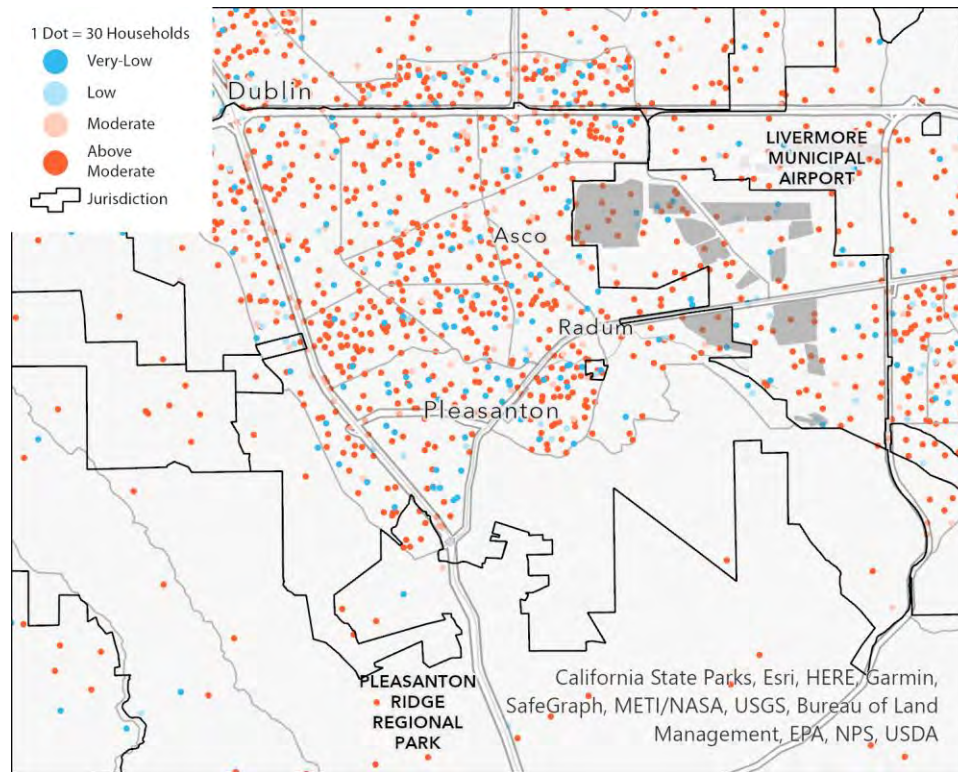


Figure 8: Income Dot Map of Pleasanton (2015)

Universe: Population.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Note: The plot shows the income group distribution at the census block group level for City of Pleasanton and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

The isolation index values for all income groups in Pleasanton for the years 2010 and 2015 can be found in Table 6 below.¹³ Above Moderate-income residents are the most isolated income group in **Pleasanton. Pleasanton’s isolation index of 0.689 for these residents means that the average Above Moderate-income resident in Pleasanton lives in a neighborhood that is 68.9% Above Moderate-income.** Among all income groups, the Moderate-income population’s **isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.**

Similar to the tables presented earlier for neighborhood racial segregation, the “Bay Area Average” column in Table 6 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example, Table 6 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269,

¹³ This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the [data source recommended for income segregation calculations](#) in HCD’s AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD’s recommendations for calculating income segregation, see [page 32 of HCD’s AFFH Guidelines](#).

meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 6: Income Group Isolation Index Values for Segregation within Pleasanton

Income Group	Pleasanton		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.125	0.143	0.269
Low-Income (50%-80% AMI)	0.097	0.082	0.145
Moderate-Income (80%-120% AMI)	0.169	0.144	0.183
Above Moderate-Income (>120% AMI)	0.682	0.689	0.507

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 9 below shows how income group isolation index values in Pleasanton compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each income group notes the isolation index value for that group in Pleasanton, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for income groups in their jurisdiction compare to the rest of the region.

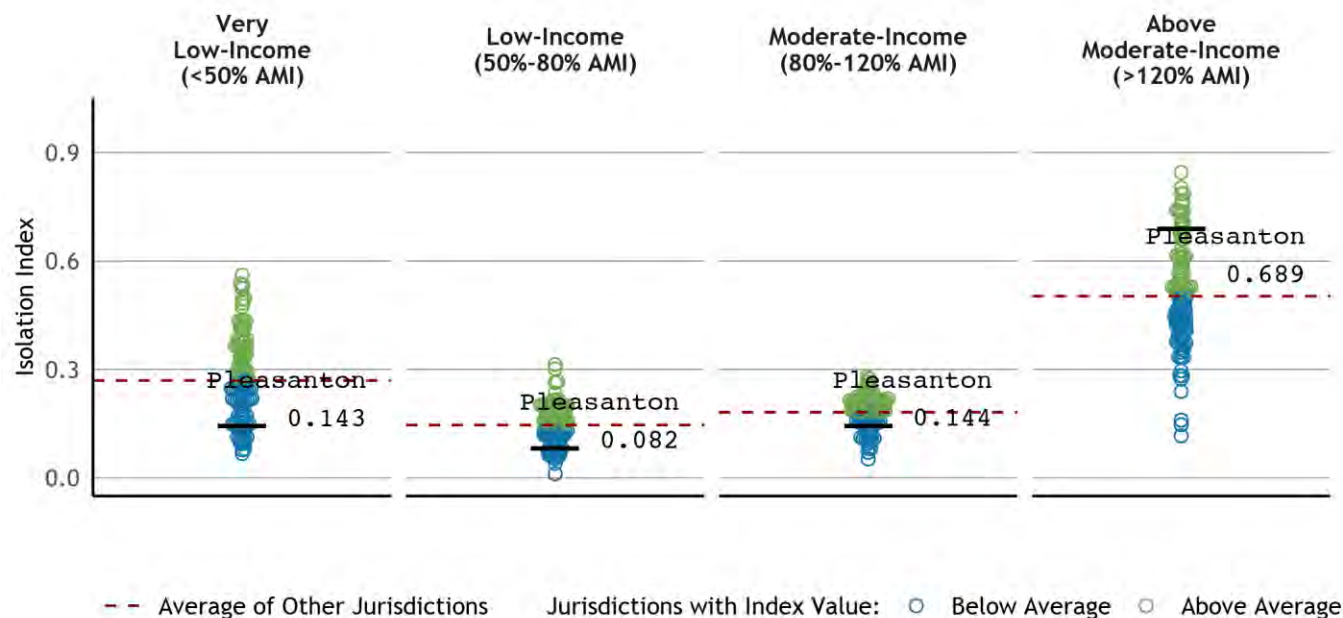


Figure 9: Income Group Isolation Index Values for Pleasanton Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Table 7 below provides the dissimilarity index values indicating the level of segregation in Pleasanton between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD’s AFFH Guidance Memo for identifying dissimilarity for lower-income households.¹⁴ Segregation in Pleasanton between lower-income residents and residents who are not lower-income has not substantively changed between 2010 and 2015. Additionally, Table 7 shows dissimilarity index values for the level of segregation in Albany between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the “Bay Area Average” column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 7 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

¹⁴ For more information, see page 32 of HCD’s AFFH Guidance Memo.

In 2015, the income segregation in Pleasanton between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions (See Table 7). This means that the lower-income residents are more segregated from other residents within Pleasanton compared to other Jurisdictions in the region.

Table 7: Income Group Dissimilarity Index Values for Segregation within Pleasanton

Income Group	Pleasanton		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.201	0.194	0.198
Below 50% AMI vs. Above 120% AMI	0.229	0.210	0.253

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 10 below shows how dissimilarity index values for income segregation in Pleasanton compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each income group pairing notes the dissimilarity index value in Pleasanton, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Local staff can use this chart to contextualize how segregation levels between lower-income residents and wealthier residents in their jurisdiction compared to the rest of the region.

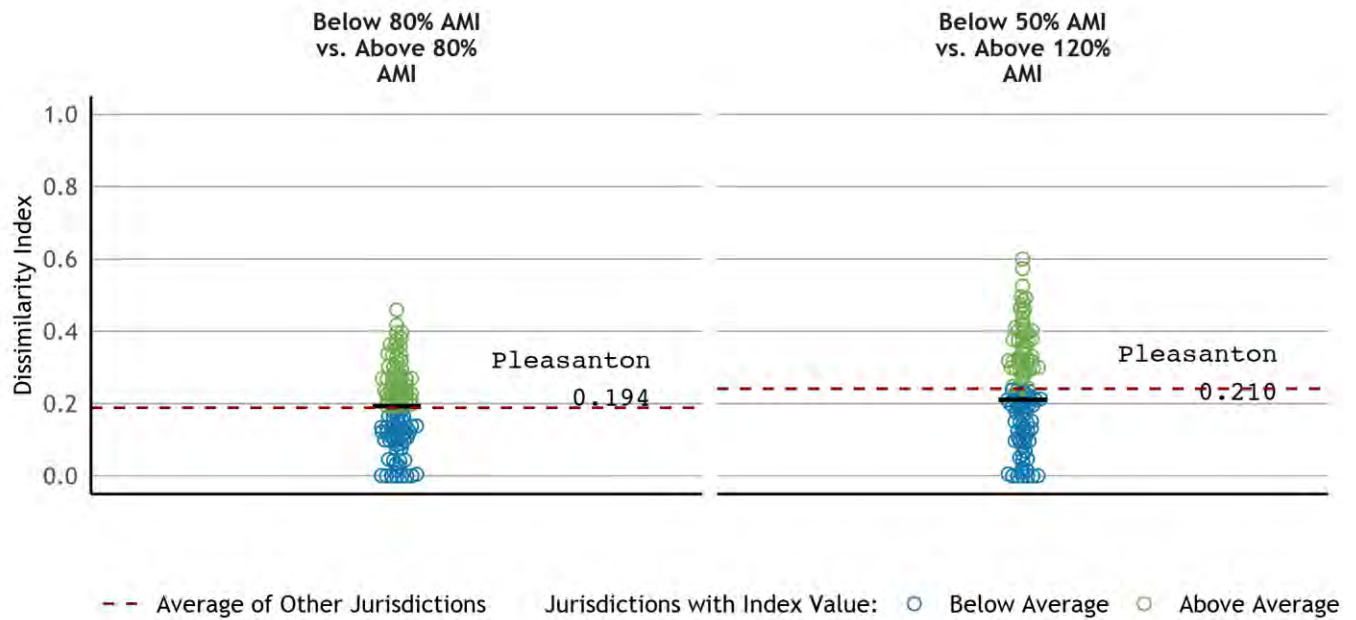


Figure 10: Income Group Dissimilarity Index Values for Pleasanton Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

The Theil’s H Index values for neighborhood income group segregation in Pleasanton for the years 2010 and 2015 can be found in Table 8 below. The “Bay Area Average” column in this table provides the average Theil’s H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil’s H Index value for income segregation in Pleasanton was about the same amount as it had been in 2010. In 2015, the Theil’s H Index value for income group segregation in Pleasanton was lower than the average value for Bay Area jurisdictions, indicating there is less neighborhood level income segregation in Pleasanton than in the average Bay Area city.

Table 8: Theil’s H Index Values for Income Segregation within Pleasanton

Index	Pleasanton		Bay Area Average
	2010	2015	2015
Theil's H Multi-income	0.036	0.029	0.043

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 11 below shows how Theil's H index values for income group segregation in Pleasanton compare to values in other Bay Area jurisdictions in 2015. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for income group segregation in Pleasanton, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood income group segregation levels in their jurisdiction compare to other jurisdictions in the region.

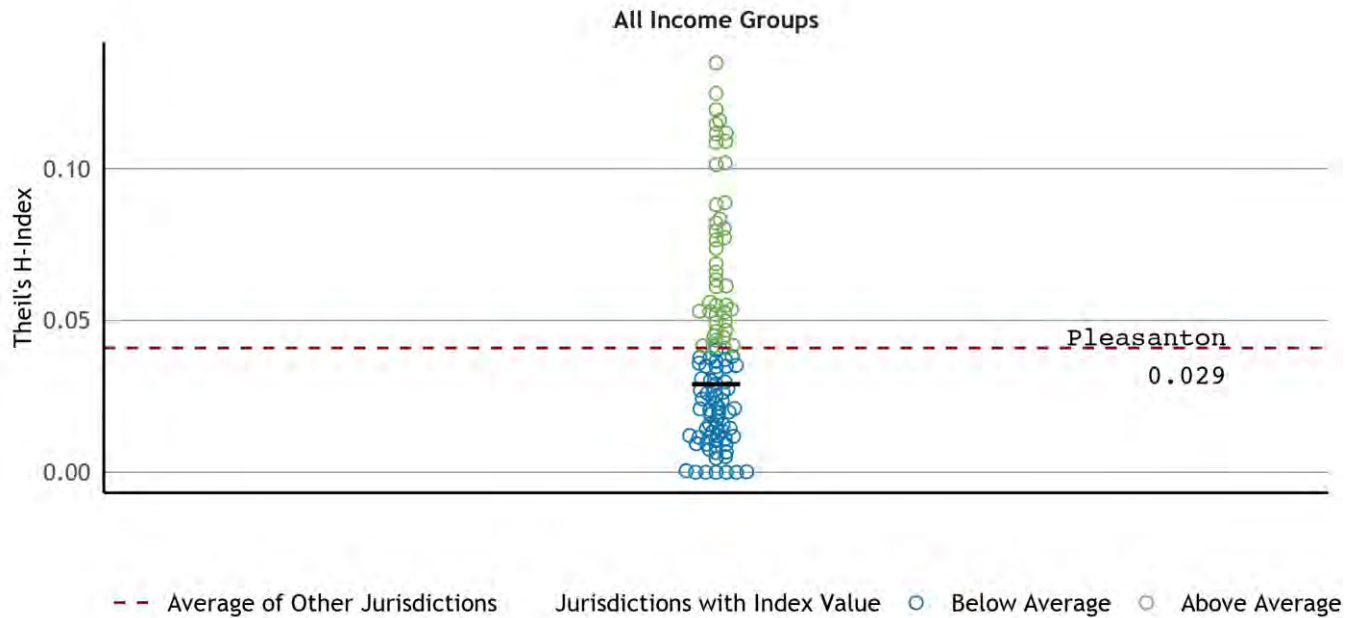


Figure 11: Income Group Theil's H Index Values for Pleasanton Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

3.2 Regional Income Segregation (*between* Pleasanton and other jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 12 below presents an income dot map showing the spatial distribution of income groups in Pleasanton as well as in nearby Bay Area jurisdictions.

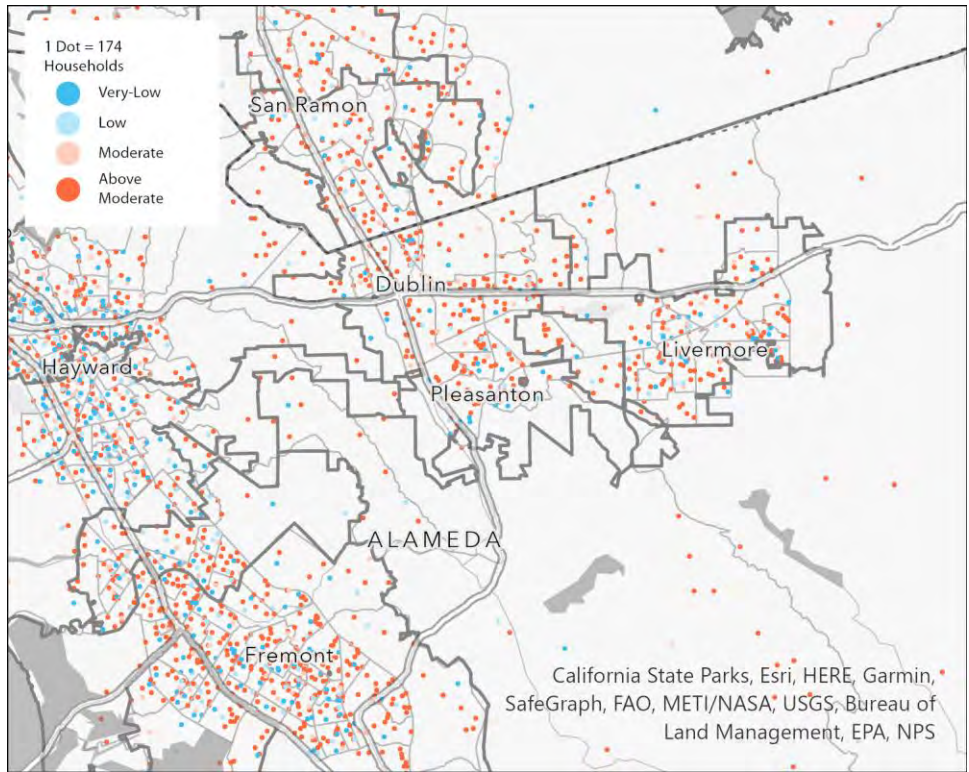


Figure 12: Income Dot Map of Pleasanton and Surrounding Areas (2015)

Universe: Population.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Note: The plot shows the income group distribution at the census block group level for City of Pleasanton and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how Pleasanton differs from the region. The income demographics in Pleasanton for the years 2010 and 2015 can be found in Table 9 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Pleasanton had a lower share of very low-income residents than the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

Table 9: Population by Income Group, Pleasanton and the Region

Income Group	Pleasanton		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	10.67%	12.28%	28.7%
Low-Income (50%-80% AMI)	7.72%	6.45%	14.3%
Moderate-Income (80%-120% AMI)	14.87%	13.3%	17.6%
Above Moderate-Income (>120% AMI)	66.74%	67.97%	39.4%

Universe: Population.

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 13 below compares the income demographics in Pleasanton to other Bay Area jurisdictions.¹⁵ Like the chart in Figure 3, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of Pleasanton population represented by that group and how that percentage ranks among other jurisdictions. Local staff can use this chart to compare the representation of different income groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

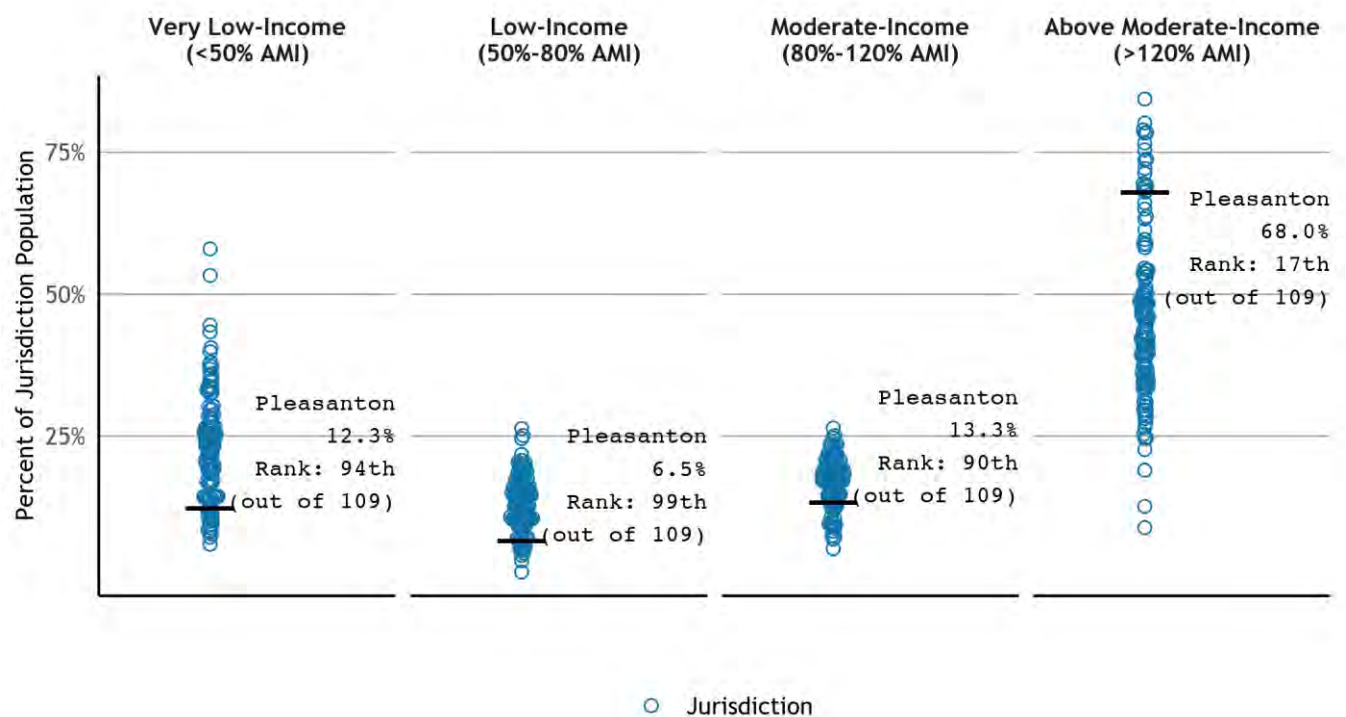


Figure 13: Income Demographics of Pleasanton Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

¹⁵ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 5, Table 10 **presents dissimilarity index, isolation index, and Theil’s H index** values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 10, these measures are calculated by comparing **the income demographics of local jurisdictions to the region’s income group makeup. For example,** looking at 2015 data, Table 10 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a **whole. The regional value for the Theil’s H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil’s H Index value of 0 would mean** all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The **regional Theil’s H index value for income segregation decreased slightly** between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 10: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

4 APPENDIX 1: SUMMARY OF FINDINGS

4.1 Segregation in City of Pleasanton

- The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two **different groups**. **The Theil's H-Index** can be used to measure segregation between all racial or income groups across the city at once.
- As of 2020, white residents are the most segregated compared to other racial groups in Pleasanton, as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups.
- **Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.**
- According to the dissimilarity index, within Pleasanton the highest level of racial segregation is between Black and white residents.¹⁶ However, local jurisdiction staff should note that this dissimilarity index value is not a reliable data point due to small population size.
- **According to the Theil's H-Index**, neighborhood racial segregation in Pleasanton stayed the same between 2010 and 2020. Neighborhood income segregation stayed about the same between 2010 and 2015.
- Above Moderate-income residents are the most segregated compared to other income groups in Pleasanton. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Moderate-income population's segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has not substantively changed between 2010 and 2015. In 2015, the income segregation in Pleasanton between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions.

4.2 Segregation Between City of Pleasanton and Other jurisdictions in the Bay Area Region

- Pleasanton has a higher share of white residents than other jurisdictions in the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a higher share of Asian/Pacific Islander residents.

¹⁶ The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents **approximately less than 5% of the jurisdiction's total population**. **ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 15 in Appendix 2), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.**



- Regarding income groups, Pleasanton has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

5 APPENDIX 2: SEGREGATION DATA

Appendix 2 combines tabular data presented throughout this report into a more condensed format. This data compilation is intended to enable local jurisdiction staff and their consultants to easily reference this data and re-use the data in the Housing Element or other relevant documents/analyses.

Table 11 in this appendix combines data from Table 1, Table 2, and Table 3 in the body of the report. Table 12 in this appendix combines data from Table 6, Table 7, and Table 8 in the body of the report. Table 13 represents a duplication of Table 5 in the body of the report; Table 14 represents a duplication of Table 10 in the body of the report; Table 15 in this appendix represents a duplication of Table 4 in the body of the report, while Table 16 represents a duplication of Table 9 in the body of the report.

Table 11: Neighborhood Racial Segregation Levels in Pleasanton

Index	Race	Pleasanton			Bay Area Average
		2000	2010	2020	2020
Isolation	Asian/Pacific Islander	0.150	0.272	0.431	0.245
	Black/African American	0.015	0.018	0.024	0.053
	Latinx	0.092	0.120	0.112	0.251
	White	0.768	0.633	0.457	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.246	0.212	0.205	0.185
	Black/African American vs. White	0.178*	0.194*	0.306*	0.244
	Latinx vs. White	0.185	0.187	0.185	0.207
	People of Color vs. White	0.150	0.169	0.164	0.168
Theil's H Multi-racial	All	0.032	0.037	0.036	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Table 12: Neighborhood Income Segregation Levels in Pleasanton

Index	Income Group	Pleasanton		Bay Area Average
		2010	2015	2015
Isolation	Very Low-Income (<50% AMI)	0.125	0.143	0.269
	Low-Income (50%-80% AMI)	0.097	0.082	0.145
	Moderate-Income (80%-120% AMI)	0.169	0.144	0.183
	Above Moderate-Income (>120% AMI)	0.682	0.689	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.201	0.194	0.198
	Below 50% AMI vs. Above 120% AMI	0.229	0.210	0.253
Theil's H Multi-racial	All	0.036	0.029	0.043

Universe: Population.

Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 13: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

Table 14: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 15: Population by Racial Group, Pleasanton and the Region

Race	Pleasanton			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	11.6%	23.24%	39.58%	35.8%
Black/African American	1.33%	1.59%	1.67%	5.6%
Latinx	7.87%	10.34%	9.87%	28.2%
Other or Multiple Races	3.39%	4.03%	5.9%	24.4%
White	75.81%	60.81%	42.98%	5.9%

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Table 16: Population by Income Group, Pleasanton and the Region

Income Group	Pleasanton		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	10.67%	12.28%	28.7%
Low-Income (50%-80% AMI)	7.72%	6.45%	14.3%
Moderate-Income (80%-120% AMI)	14.87%	13.3%	17.6%
Above Moderate-Income (>120% AMI)	66.74%	67.97%	39.4%

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

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Appendix G: Housing Resources

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Section G.1 Financial and Administrative Resources

G.1.1 Local Resources



Lower Income Housing Fund (LIHF)

The City collects affordable housing fees from all residential and commercial, office and industrial development projects; unit types such as Accessory Dwelling Units and projects that provide at least 15 percent lower-income housing units are exempt from paying the fee by Municipal Code §17.40.040. These fees are paid at time of building permit issuance and deposited in the LIHF. The LIHF must be used in accordance with and in support of activities to implement the City's Housing Element. The LIHF has successfully provided needed funding to complete affordable housing projects including Sunflower Hill, a 31-unit rental project affordable to adults with developmental disabilities, and Kottinger Gardens, a two-phase, 185-unit project for lower-income elderly residents. As described below, the LIHF is also used to fund a number of other housing-related programs such as housing rehabilitation assistance, down-payment assistance, and to provide grants to non-profit organizations that provide housing and human services to lower-income residents.

Down Payment Assistance (DPA) Program

In 2004, the City introduced the DPA program. The program recently revamped as the Pleasanton Down Payment Assistance Loan Program (PDALP) currently offers \$100,000 in down payment assistance loan for potential first-time homebuyers whose household income does not exceed 120 percent of Area Median Income (AMI). Assistance is in the form of a 30-year, zero interest loan with no required monthly payment provided the homeowner occupies the home. The PDALP loan is structured as a shared appreciation loan with the principal balance amount plus a share of the appreciation due at the end of the 30-year term or when the homeowner sells or transfers the property.

Housing & Human Services Grants (HHSB) Program

The City provides grants to non-profit agencies that provide housing and human services primarily to low-income residents through the HHSB Program. The HSSB Program is funded with federal CDBG and HOME program funds (see Federal Resources) as well as local funding sources from the Lower-Income Housing Fund and City General Funds for Human Services.

Housing Rehabilitation Program

This City program provides loans and grants to extremely low-, very low-, and low-income homeowners and is funded through a combination of City Lower-Income Housing Funds and federal HOME funds. Major repair work (e.g., reroofing, sewer line replacement, windows, electrical, etc.) of \$15,000 to \$150,000 may qualify for a deferred City loan at one percent simple annualized interest. Minor repair work (e.g., water heaters, door locks, etc.) and accessibility

improvements (e.g., wheelchair ramps, roll-in showers, grab bars, etc.) of up to \$15,000 can be funded by a City grant so the repairs have no cost to the homeowner, and mobile homes are eligible. Since 2016, Habitat for Humanity has been administering the City's Housing Rehabilitation Program.

Pleasanton Home Ownership Assistance Program (PHAP)

Introduced in 1992, this City program assists first-time homebuyers in overcoming obstacles of high local housing costs to be able to purchase homes in Pleasanton. Working with local housing developers, over 100 below-market priced homes have been constructed to date. To ensure continued affordability over time, PHAP homes include affordability covenants restricting the maximum sale price and maximum income of subsequent buyers when the homes are resold.

Tri-Valley Rapid Re-Housing Program

Formerly the Tri-Valley Housing Scholarship Program, the Rapid Re-Housing Program is administered by Abode Services. Using federal HOME program funds, the City of Pleasanton and Abode Services provide unhoused families in Pleasanton with housing placement and a gradually decreasing rental subsidy up to 12 months to help families stabilize and become self-sufficient. The program also provides case management to assist families increase their income so they can afford the full rent prior to exiting the program.

G.1.2 Regional Resources

Alameda County

- **Measure A1:** In June 2016, the Alameda County Board of Supervisors placed a General Obligation Bond on the ballot to increase affordable housing countywide. County voters supported Measure A1, passing it in November 2016 with 73 percent of the vote. As of August 2020, the City's base allocated from Measure A1 was \$12.3 million, \$11.8 million of which has been committed for specific affordable housing projects (i.e., Kottinger Gardens and Sunflower Hill). The City will be committing the remaining \$0.5 million remaining to Tri-Valley REACH to assist in the construction of two Accessory Dwelling Units (ADUs) to provide affordable housing to adults with developmental disabilities.
- **AC Boost – Down Payment Assistance Program:** Funded by Measure A1 funds, the program offers shared appreciation loans of up to \$210,000 to first-time homebuyers who live, work in, or have been displaced from Alameda County. There is limited preference for First Responders and Educators (including public school employees and childcare providers). This program is administered by the non-profit organization Hello Housing, on behalf of Alameda County Housing & Community Development Department.

- **Renew AC – Home Improvement Loan Assistance Program:** Renew AC provides low-income homeowners in Alameda County with one percent interest rate loans of \$15,000 to \$150,000 to complete home improvement projects ranging from correcting health and safety hazards to accessibility upgrades and structural rehabilitation. No monthly payments are required. Renew AC is operated by Habitat for Humanity East Bay/Silicon Valley, on behalf of Alameda County Housing & Community Development Department and funded by Measure A1.
- **Mortgage Credit Certificate Program:** This program provides income eligible first-time home buyers the opportunity to reduce the amount of federal income tax they owe each year they own and live in their home. The Mortgage Credit Certificate (MCC) assists a family in qualifying for a higher first mortgage with no effect on monthly expenses. Refinanced Mortgage Credit Certificates (RMCC) are also available when the homeowner refinances their original MCC Loan. A RMCC must be issued for each refinance for the homeowner to continue receiving their federal tax credit. Funding for this program is provided by the California Debt Limit Allocation Committee (CDLAC), and the Alameda County MCC program has not received funds from CDLAC since 2019. Near-term funding from this program is highly unlikely.

Housing Authority of the County of Alameda (HACA)

- **Section 8 Housing Choice Voucher Program (HCVP):** Over 7,000 families and 3,500 housing owners participate in the HCVP. The HCVP provides rental assistance to eligible families and guarantees monthly payments to owners. The family’s portion of the rent ranges from 30 to 40 percent of household income, and HACA pays the difference directly to the landlord, up to the HUD-established payment standards. As of March 2022, there were 295 Housing Choice Voucher Program participants residing in Pleasanton¹.
- **Project-Based Program:** This program subsidizes the rent and utilities of a unit in a subsidized development. If the tenant in a Project-Based unit moves out of the development during the first year of the lease, the tenant’s assistance ends. If the tenant moves out of the development after the first year, the assistance continues and follows the tenant. HACA provides 713 units of Project-Based assistance in various developments throughout the County, although none are currently in Pleasanton².
- **Section 8 Moderate Rehabilitation Program:** This program subsidizes the rent and utilities of a unit in a subsidized development that has undergone some

¹ Housing Authority of the County of Alameda, April 13, 2022, HACA Agenda Item No.: 8-6.

² There are 31 Project-Based Section 8 units at Kottinger Gardens Phase II, but these contracts are directly with HUD, not HACA.

rehabilitation. If, at any time, the tenant in a Section 8 Moderate Rehabilitation unit moves out of the development, the tenant's Section 8 assistance ends. HACA provides 18 units of Section 8 Moderate Rehabilitation assistance at two developments in Hayward and one in Emeryville.

- **Section 8 VASH Program:** Similar to the Section 8 Housing Choice Voucher Program, the Veterans Affairs Supportive Housing (VASH) Voucher Program helps homeless veterans lease safe, affordable housing. VASH is a partnership between the Veterans Administration (VA) and the U.S. Department of Housing and Urban Development (HUD). Participating veterans receive case management and clinical services provided by the VA to help them maintain healthy, productive lives.
- **Mainstream Voucher Program:** HACA administers 189 vouchers under HUD's Mainstream program. The program is targeted to households with at least one non-elderly disabled family member who is homeless, at-risk of homelessness, coming out of an institutional facility or at-risk of entering an institutional facility due to lack of housing. HACA partners with an array of supportive services organizations that provide appropriate services to program participants.

Eden Council for Home and Opportunity (ECHO Housing)

ECHO Housing offers various programs including classes on how to find, qualify for and buy a home; debt and financial education and counseling; and a Rental Assistance Program (RAP) that assists with move-in costs or delinquent rent due to a temporary financial setback. They also provide tenant-landlord counseling and HUD-certified fair housing services to assist Pleasanton renters remain in their homes.

G.1.3 State Resources³

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, and land preservation projects that support infill and compact development that reduce greenhouse gas emissions.
- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit homeownership programs.

³ Jurisdictions, such as the City of Pleasanton, are typically not eligible as applicants for these funding sources; affordable housing developers are typically the eligible applicants.

- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction. See Alameda County Mortgage Credit Certificate Program, above, which discusses near-term funding from the MCC program being highly unlikely.
- **California Self-Help Housing Program (CSHHP):** Provides grants for sponsor organizations that provide technical assistance for low and moderate-income families to build their homes with their own labor.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.
- **Golden State Acquisition Fund (GSAF):** This \$93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state. GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
- **Homekey:** Homekey provides grants to acquire and rehabilitate a variety of housing types, such as hotels and residential care facilities, to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

- **Housing Navigator’s Program:** This grant program allocates funding to counties for the support of housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mills Act:** The Mills Act is an economic incentive programs for the restoration and preservation of qualified historic buildings by private property owners. It grants local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. Pleasanton administers a Mills Act program, which furthers housing affordability by reducing property taxes and preserving existing housing stock.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **No Place Like Home Program:** This program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The required affordability covenant is for 55 years.
- **Permanent Local Housing Allocation (PLHA) Program:** This program provides a permanent source of funding to all local governments in California to help cities and

counties implement plans to increase affordable housing stock. Funding for this program is provided through a \$75 recording fee on real estate transactions.

- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing within one-quarter mile of transit stations. Grants are also available to localities and transit agencies for infrastructure improvements necessary for the development of specified housing developments or to facilitate connections between these developments and the transit station. The maximum total award amount for a single project is \$15 million.
- **Transitional Housing Program (THP):** This program provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

G.1.4 Federal Resources

- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). CDBG funds may be used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households (80 percent AMI). The City is an entitlement jurisdiction that is allocated annual federal CDBG funds. The City uses its CDBG funds for low-income service providers, such as Open Heart Kitchen that provides meals to those in need. The City generally does not use CDBG funds for housing-related activities.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, state, and local governments to provide shelter and services to people experiencing homelessness.
- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents;

rapidly rehouse homeless individuals and families; and prevent families/individuals from becoming homeless.

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of rental housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act. Pleasanton is a member of the Alameda County HOME Consortium for which Alameda County is the lead agency and includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the Unincorporated County.
- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.
- **Section 202 Supportive Housing for the Elderly Program:** Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, nonprofit sponsors; public sponsors are not eligible for the program.
- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).
- **U.S. Department of Agriculture (USDA) Housing Programs:** These programs provide homeownership opportunities for individuals and below market-rate loans/grants to public and nonprofit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing. See Housing Authority of the County of Alameda Resources for more information.

Section G.2 Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

The City encourages energy conservation in all projects consistent with the California Building Code (CBC) and Municipal Code Chapter 17.50 (Green Building) (see Housing Constraints, Appendix C, Section C.2.3). The City’s website includes green building resources and informational handouts. Additionally, the City adopted an updated Climate Action Plan (CAP 2.0) in February 2022. The CAP 2.0 continues to respond to the impacts of climate change through local actions that promote adaptation and resilience by significantly reducing the City’s greenhouse gas (GHG) emissions. Accounting for new state laws, the policy focus for the CAP 2.0 is to close the gap between GHG emission reduction targets and Pleasanton’s projected emissions, to reduce emissions by 1.4 MTCO₂e per capita by 2030 and achieve carbon neutrality per capita by 2045. The CAP 2.0 is a qualified CAP through 2030, meaning projects that comply with its requirements will be eligible for streamlined CEQA review with respect to analysis of GHG emissions.

Key strategies of the CAP 2.0 aimed at reducing GHG emissions include decarbonizing buildings and vehicles, expanding the use of renewable energy sources, increasing building efficiency, increasing active and public transportation, and increasing carbon sequestration, among other strategies.

The City promotes various energy conservation programs on its website, including the Bay Area Regional Energy Network (BayREN) and Property Assessed Clean Energy (PACE) Financing. BayREN is a collaboration of the nine counties that comprise the San Francisco Bay Area and is led by the Association of Bay Area Governments (ABAG). BayREN provides regional-scale energy efficiency programs, services, and resources. BayREN is funded by utility ratepayer funds through the California Public Utilities Commission and other sources. PACE is a mechanism for property owners to finance renewable energy, energy efficiency, and water conservation improvements to their properties and repay the loan via an annual assessment on the owner’s property tax bill. Unlike traditional forms of credit that are dependent on individual credit rating, PACE financing is primarily based on a property owner’s equity in the building. The City’s website identifies PACE-providers authorized to operate in Pleasanton.

G.2.1 East Bay Community Energy Resources

In 2021, East Bay Community Energy (EBCE) began serving Pleasanton's customers. EBCE is a not-for-profit community choice aggregation (CCA) program serving most of Alameda County and the City of Tracy in San Joaquin County. EBCE offers an alternative energy option to customers by allowing the jurisdictions the ability to procure electricity from clean, renewable energy sources on behalf of ratepayers at equal or lower rates than Pacific Gas and Electric (PG&E). EBCE has several programs designed to serve low-income customers, including:

- **Arrearage Management Plan (AMP):** The AMP will forgive 1/12 of eligible debt (up to \$8,000) each time an on-time payment is submitted.
- **CARE (California Alternate Rates for Energy):** The CARE program offers up to a 35 percent discount on electricity bills and a 20 percent discount on natural gas bills consistent with Public Utilities Code Section 739.1. This program is eligible to qualified low- or fixed-income households and housing facilities.
- **FERA (Family Electric Rate Assistance):** The FERA program offers an 18 percent discount on electric bills to qualifying low to middle-income households.
- **Medical Baseline Allowance:** The Medical Baseline Allowance program allows residential customers who are medically dependent on electricity to receive more gas and electricity at the lowest residential rate.

In addition, EBCE has additional programs including Resilient Home which provides incentives/rebates for customers that install solar and battery backups. Resilient Home aims to increase locally generated renewable energy, reduce resident's energy bills, and improve resident's resilience to grid outages.

Beginning in January 2022, the default electricity option for all CARE, FERA, and Medical Baseline Pleasanton customers is the EBCE Bright Choice plan which offers 5-percent more renewable energy than the State requires at 1-percent below PG&E rates. The remaining residential, commercial, and municipal customers default plan is the EBCE Renewable 100 plan, which offers 100-percent renewable energy sourced from California wind and solar facilities at 1 cent per kilowatt hour above PG&E rates. This shift in default electricity is estimated to reduce the City's greenhouse gas emissions by 10-percent.

G.2.2 Pacific Gas and Electric Resources

Pacific Gas and Electric (PG&E) provides gas and electricity services for Pleasanton. PG&E assists low-income, disabled, and senior citizen customers through several programs and community outreach projects, including:

- **CARE (California Alternate Rates for Energy):** See CARE under East Bay Community Energy Resources, above.

- **FERA (Family Electric Rate Assistance):** See FERA under East Bay Community Energy Resources, above.
- **Energy Partners Program:** The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- **Medical Baseline Allowance:** See Medical Baseline Allowance under East Bay Community Energy Resources, above.
- **Relief for Energy Assistance through Community Help (REACH):** This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

G.2.3 State Energy Resources

- **California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received \$212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency and renewables program component is estimated to end in June 2022.
- **California Public Utilities Commission Energy Savings Assistance Program (ESA):** ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

G.2.4 Federal Energy Resources

- **Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable

for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

- **Low-Income Home Energy Assistance Program (LIHEAP):** The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers. Active. During March 2020, the CARES Act allocated California an additional \$49 million to supplement its LIHEAP program, which totaled \$203 million for Federal Fiscal Year 2019-2021.



**Appendix C:
Air Quality, Greenhouse Gas, and Energy Supporting Information**

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Appendix C: Air Quality, Greenhouse Gas Emissions, and Energy Supporting Information

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Pleasanton Housing Element Update CalEEMod Notes

Note 1. Land uses associated with development of the proposed project represent the below land use data:

Site Number	Name	Density	Maximum Capacity	Buildable Acreage	Person Per Household	Population Projection	CalEEMod Land Use
2	Stoneridge Shopping Center (Mall)	High	1,440	18.00	2.2	3168	Apartments Low Rise
4	Owens (Motel 6 and Tommy T)	High	94	2.36	2.2	207	
5	Laborer Council	High	54	1.36	2.2	119	
6	Signature Center	High	440	11.00	2.2	968	
7	Hacienda Terrace	High	80	2.00	2.2	176	
9	Metro 580	High	375	5.00	2.2	825	
11	Old Santa Rita Area	High	1,311	21.85	2.2	2885	
12	Pimlico Area (North side)	High	85	2.12	2.2	187	
18	Valley Plaza	High	220	5.50	2.2	484	
20	Boulder Court	High	378	9.45	2.2	832	
21a	Kiewit	High	200	5.00	2.2	440	
23	Sunol Boulevard Properties	High	956	23.89	2.2	2104	
29	Oracle	High	225	3.00	2.2	495	
TOTALS			5,858	110.53	2.2	12,890	Apartments Low Rise
1	Lester	Low	31	12.90	2.99	93	Single Family Housing
3	PUSD-Donlon	Low	28	5.50	2.99	84	
22	Merritt	Low	91	45.59	2.99	273	
26	St. Augustine	Low	29	4.15	2.99	87	
27	PUSD-Vineyard	Low	25	5.00	2.99	75	
15	Rheem Drive Area (southwest side)	Low/Medium	137	9.77	2.99	410	
21b	Kiewit	Low/Medium	560	40.00	2.99	1675	

-	-	ADUs	93	-	2.2	205	
TOTALS			901	122.91	2.99	2,902	Single Family Housing
8	Muslim Community Center	Medium	125	5.00	2.48	310	Condo/Townhouse
14	St. Elizabeth Seton	Medium	51	2.85	2.48	127	
16	Tri-Valley Inn	Medium	62	2.47	2.48	154	
19	Black Avenue	Medium	65	2.59	2.48	162	
24	Sonoma Drive Area	Medium	163	6.51	2.48	405	
25	PUSD-District	Medium	163	10.17	2.48	405	
TOTALS			629	29.59	2.48	1,563	Condo/Townhouse
-	BART	High	306	-	2.2	674	Apartments Mid Rise
TOTALS			306	-	2.2	674	Apartments Mid Rise

All building square footages were left as CalEEMod default.

Note 2. Fehr & Peers prepared a Transportation Assessment for the proposed project, dated August 2022,¹ which forms the basis for values altered in CalEEMod to estimate project-generated mobile source emissions. As discussed therein, current citywide home-based per resident VMT constitutes 28.2 miles daily and a citywide average per resident home-based VMT of 25.6 miles in 2040 with the proposed project. Taking the home-based per resident VMT for 2040 to represent buildout conditions of the proposed project in 2031, the modeling contained in this analysis utilizes the 25.6 per resident VMT to characterize anticipated vehicle activity under buildout of the proposed project. The below table illustrates the trip distances utilized for the mobile input factors in CalEEMod to account for this information. Daily VMT data in the Transportation Assessment is assumed to represent weekday vehicle activity. All adjusted trips were assigned as 100 percent primary and to the “H-W” trip category. No trips were assigned in CalEEMod to diverted or pass-by trips or to the “H-S” or “H-O” trip categories.

¹ Fehr & Peers. 2022. Pleasanton Housing Element – Transportation Assessment. August.

CalEEMod Land Use	Metric	Quantity	Population	Home-Based Per Resident Daily VMT (2031)	Total Weekday VMT (2031)	CalEEMod Default Weekday Trip Rate	CalEEMod Default Trip Distance ¹	Adjusted Trip Distance ²
Apartments Low Rise	Dwelling Unit	5,858	12,890	25.6	329,984	7.32	8.319	7.70
Apartments Mid Rise	Dwelling Unit	306	674	25.6	17,254	5.44	8.319	10.37
Condo/Townhouse	Dwelling Unit	629	1,563	25.6	40,013	7.32	8.319	8.69
Single Family Housing	Dwelling Unit	901	2,902	25.6	74,291	9.44	8.319	8.73
Notes:								
<ol style="list-style-type: none"> 1. This model default travel distance represents a weighted average. CalEEMod default trip distances for the above land uses consist of 10.8 miles for "H-W" (Home-Work) trips at 31 percent of total trips, 4.8 miles for "H-S" (Home-Shop) at 15 percent of total trips, and 5.7 miles for "H-O" (Home-Other) trips at 54 percent of total trips. 2. The adjusted trip distances were identified by multiplying the population for each land use by the weekday daily VMT per resident rate. That total weekday daily VMT retrieved for each land use was then divided by that same land use's dwelling unit count and then divided by the default weekday trip generate rate to identify an average travel distance per trip. 								

Note 3. The proposed project would be required to comply with BAAQMD District Regulation 6, Rule 3, which prohibits any person or builder from installing a wood-burning device in new building construction. Therefore, no wood-burning hearths are included in the project modeling.

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	5,858.00	Dwelling Unit	110.53	5,858,000.00	12890
Apartments Mid Rise	306.00	Dwelling Unit	8.05	306,000.00	674
Condo/Townhouse	629.00	Dwelling Unit	29.59	629,000.00	1563
Single Family Housing	901.00	Dwelling Unit	122.91	1,621,800.00	2902

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	63
Climate Zone	4			Operational Year	2031
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - CalEEMod Note 1
- Construction Phase - Operation Only
- Vehicle Trips - CalEEMod Note 2
- Woodstoves - CalEEMod Note 3

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	0.00

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tblFireplaces	FireplaceWoodMass	228.80	0.00
tblFireplaces	FireplaceWoodMass	228.80	0.00
tblFireplaces	FireplaceWoodMass	228.80	0.00
tblFireplaces	FireplaceWoodMass	228.80	0.00
tblFireplaces	NumberWood	995.86	0.00
tblFireplaces	NumberWood	52.02	0.00
tblFireplaces	NumberWood	106.93	0.00
tblFireplaces	NumberWood	387.43	0.00
tblLandUse	LotAcreage	366.13	110.53
tblLandUse	LotAcreage	39.31	29.59
tblLandUse	LotAcreage	292.53	122.91
tblLandUse	Population	16,754.00	12,890.00
tblLandUse	Population	875.00	674.00
tblLandUse	Population	1,799.00	1,563.00
tblLandUse	Population	2,577.00	2,902.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	HO_TTP	54.00	0.00
tblVehicleTrips	HO_TTP	54.00	0.00
tblVehicleTrips	HO_TTP	54.00	0.00
tblVehicleTrips	HO_TTP	54.00	0.00
tblVehicleTrips	HS_TTP	15.00	0.00
tblVehicleTrips	HS_TTP	15.00	0.00
tblVehicleTrips	HS_TTP	15.00	0.00
tblVehicleTrips	HS_TTP	15.00	0.00
tblVehicleTrips Appendix C	HS_TTP	15.00	0.00

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tblVehicleTrips	HW_TL	10.80	7.70
tblVehicleTrips	HW_TL	10.80	10.37
tblVehicleTrips	HW_TL	10.80	8.69
tblVehicleTrips	HW_TL	10.80	8.73
tblVehicleTrips	HW_TTP	31.00	100.00
tblVehicleTrips	HW_TTP	31.00	100.00
tblVehicleTrips	HW_TTP	31.00	100.00
tblVehicleTrips	HW_TTP	31.00	100.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	86.00	100.00
tblWoodstoves	NumberCatalytic	117.16	0.00
tblWoodstoves	NumberCatalytic	6.12	0.00
tblWoodstoves	NumberCatalytic	12.58	0.00
tblWoodstoves	NumberCatalytic	36.04	0.00
tblWoodstoves	NumberNoncatalytic	117.16	0.00
tblWoodstoves	NumberNoncatalytic	6.12	0.00
tblWoodstoves	NumberNoncatalytic	12.58	0.00
tblWoodstoves	NumberNoncatalytic	36.04	0.00
tblWoodstoves	WoodstoveDayYear	14.12	0.00
tblWoodstoves	WoodstoveDayYear	14.12	0.00
tblWoodstoves Appendix C	WoodstoveDayYear	14.12	0.00

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tblWoodstoves	WoodstoveDayYear	21.06	0.00
tblWoodstoves	WoodstoveWoodMass	582.40	0.00
tblWoodstoves	WoodstoveWoodMass	582.40	0.00
tblWoodstoves	WoodstoveWoodMass	582.40	0.00
tblWoodstoves	WoodstoveWoodMass	956.80	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	40.5075	0.7910	57.0349	3.8700e-003		0.3277	0.3277		0.3277	0.3277	0.0000	248.6440	248.6440	0.0919	2.8500e-003	251.7897
Energy	0.5134	4.3876	1.8671	0.0280		0.3547	0.3547		0.3547	0.3547	0.0000	8,327.0211	8,327.0211	0.6225	0.1568	8,389.3112
Mobile	20.3268	27.6748	207.1467	0.4859	61.5913	0.3206	61.9119	16.4573	0.2996	16.7569	0.0000	44,946.8933	44,946.8933	2.5372	2.2541	45,682.0407
Waste						0.0000	0.0000		0.0000	0.0000	881.7156	0.0000	881.7156	52.1079	0.0000	2,184.4131
Water						0.0000	0.0000		0.0000	0.0000	159.0378	353.3137	512.3515	16.3919	0.3926	1,039.1508
Total	61.3477	32.8533	266.0487	0.5178	61.5913	1.0030	62.5943	16.4573	0.9820	17.4393	1,040.7534	53,875.8720	54,916.6255	71.7514	2.8064	57,546.7054

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	40.5075	0.7910	57.0349	3.8700e-003		0.3277	0.3277		0.3277	0.3277	0.0000	248.6440	248.6440	0.0919	2.8500e-003	251.7897
Energy	0.5134	4.3876	1.8671	0.0280		0.3547	0.3547		0.3547	0.3547	0.0000	8,327.0211	8,327.0211	0.6225	0.1568	8,389.3112
Mobile	20.3268	27.6748	207.1467	0.4859	61.5913	0.3206	61.9119	16.4573	0.2996	16.7569	0.0000	44,946.8933	44,946.8933	2.5372	2.2541	45,682.0407
Waste						0.0000	0.0000		0.0000	0.0000	881.7156	0.0000	881.7156	52.1079	0.0000	2,184.4131
Water						0.0000	0.0000		0.0000	0.0000	159.0378	353.3137	512.3515	16.3919	0.3926	1,039.1508
Total	61.3477	32.8533	266.0487	0.5178	61.5913	1.0030	62.5943	16.4573	0.9820	17.4393	1,040.7534	53,875.8720	54,916.6255	71.7514	2.8064	57,546.7054

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
	Appendix C						

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

1	Demolition	Demolition	8/25/2022	8/24/2022	5	0
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	20.3268	27.6748	207.1467	0.4859	61.5913	0.3206	61.9119	16.4573	0.2996	16.7569	0.0000	44,946.8933	44,946.8933	2.5372	2.2541	45,682.0407
Unmitigated	20.3268	27.6748	207.1467	0.4859	61.5913	0.3206	61.9119	16.4573	0.2996	16.7569	0.0000	44,946.8933	44,946.8933	2.5372	2.2541	45,682.0407

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	42,880.56	47,684.12	36788.24	119,669,614	119,669,614
Apartments Mid Rise	1,664.64	1,502.46	1251.54	5,973,269	5,973,269
Condo/Townhouse	4,604.28	5,120.06	3950.12	14,501,543	14,501,543
Single Family Housing	8,505.44	8,595.54	7703.55	26,704,783	26,704,783
Total	57,654.92	62,902.18	49,693.45	166,849,209	166,849,209

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	7.70	4.80	5.70	100.00	0.00	0.00	100	0	0
Apartments Mid Rise	10.37	4.80	5.70	100.00	0.00	0.00	100	0	0
Condo/Townhouse	8.69	4.80	5.70	100.00	0.00	0.00	100	0	0
Single Family Housing	8.73	4.80	5.70	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.573366	0.056449	0.176062	0.112002	0.020296	0.005414	0.015314	0.013069	0.000771	0.000504	0.024056	0.000367	0.002329
Apartments Mid Rise	0.573366	0.056449	0.176062	0.112002	0.020296	0.005414	0.015314	0.013069	0.000771	0.000504	0.024056	0.000367	0.002329
Condo/Townhouse	0.573366	0.056449	0.176062	0.112002	0.020296	0.005414	0.015314	0.013069	0.000771	0.000504	0.024056	0.000367	0.002329
Single Family Housing	0.573366	0.056449	0.176062	0.112002	0.020296	0.005414	0.015314	0.013069	0.000771	0.000504	0.024056	0.000367	0.002329

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	3,245.7286	3,245.7286	0.5251	0.0637	3,277.8231
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	3,245.7286	3,245.7286	0.5251	0.0637	3,277.8231
NaturalGas Mitigated	0.5134	4.3876	1.8671	0.0280		0.3547	0.3547		0.3547	0.3547	0.0000	5,081.2925	5,081.2925	0.0974	0.0932	5,111.4880
NaturalGas Unmitigated	0.5134	4.3876	1.8671	0.0280		0.3547	0.3547		0.3547	0.3547	0.0000	5,081.2925	5,081.2925	0.0974	0.0932	5,111.4880

5.2 Energy by Land Use - NaturalGas

Unmitigated Appendix C

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	5.78055e+07	0.3117	2.6636	1.1334	0.0170		0.2154	0.2154		0.2154	0.2154	0.0000	3,084.7224	3,084.7224	0.0591	0.0566	3,103.0533
Apartments Mid Rise	2.56479e+06	0.0138	0.1182	0.0503	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003	0.0000	136.8672	136.8672	2.6200e-003	2.5100e-003	137.6805
Condo/Townhouse	1.08563e+07	0.0585	0.5002	0.2129	3.1900e-003		0.0405	0.0405		0.0405	0.0405	0.0000	579.3336	579.3336	0.0111	0.0106	582.7763
Single Family Housing	2.39932e+07	0.1294	1.1056	0.4705	7.0600e-003		0.0894	0.0894		0.0894	0.0894	0.0000	1,280.3694	1,280.3694	0.0245	0.0235	1,287.9780
Total		0.5135	4.3876	1.8671	0.0280		0.3548	0.3548		0.3548	0.3548	0.0000	5,081.2924	5,081.2924	0.0974	0.0932	5,111.4880

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	5.78055e+07	0.3117	2.6636	1.1334	0.0170		0.2154	0.2154		0.2154	0.2154	0.0000	3,084.7224	3,084.7224	0.0591	0.0566	3,103.0533
Apartments Mid Rise	2.56479e+06	0.0138	0.1182	0.0503	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003	0.0000	136.8672	136.8672	2.6200e-003	2.5100e-003	137.6805
Condo/Townhouse	1.08563e+07	0.0585	0.5002	0.2129	3.1900e-003		0.0405	0.0405		0.0405	0.0405	0.0000	579.3336	579.3336	0.0111	0.0106	582.7763
Single Family Housing	2.39932e+07	0.1294	1.1056	0.4705	7.0600e-003		0.0894	0.0894		0.0894	0.0894	0.0000	1,280.3694	1,280.3694	0.0245	0.0235	1,287.9780

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Total		0.5135	4.3876	1.8671	0.0280		0.3548	0.3548		0.3548	0.3548	0.0000	5,081.2924	5,081.2924	0.0974	0.0932	5,111.4880
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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	2.37894e+07	2,201.0847	0.3561	0.0432	2,222.8495
Apartments Mid Rise	1.18313e+06	109.4674	0.0177	2.1500e-003	110.5499
Condo/Townhouse	3.04969e+06	282.1686	0.0457	5.5300e-003	284.9588
Single Family Housing	7.05773e+06	653.0079	0.1056	0.0128	659.4650
Total		3,245.7286	0.5251	0.0637	3,277.8231

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Appendix					

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Apartments Low Rise	2.37894e+07	2,201.0847	0.3561	0.0432	2,222.8495
Apartments Mid Rise	1.18313e+06	109.4674	0.0177	2.1500e-003	110.5499
Condo/Townhouse	3.04969e+06	282.1686	0.0457	5.5300e-003	284.9588
Single Family Housing	7.05773e+06	653.0079	0.1056	0.0128	659.4650
Total		3,245.7286	0.5251	0.0637	3,277.8231

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	40.5075	0.7910	57.0349	3.8700e-003		0.3277	0.3277		0.3277	0.3277	0.0000	248.6440	248.6440	0.0919	2.8500e-003	251.7897
Unmitigated	40.5075	0.7910	57.0349	3.8700e-003		0.3277	0.3277		0.3277	0.3277	0.0000	248.6440	248.6440	0.0919	2.8500e-003	251.7897

6.2 Area by SubCategory

Unmitigated

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.9235					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	32.8640					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0157	0.1341	0.0571	8.6000e-004		0.0108	0.0108		0.0108	0.0108	0.0000	155.3251	155.3251	2.9800e-003	2.8500e-003	156.2481
Landscaping	1.7043	0.6569	56.9779	3.0200e-003		0.3168	0.3168		0.3168	0.3168	0.0000	93.3189	93.3189	0.0889	0.0000	95.5417
Total	40.5075	0.7910	57.0349	3.8800e-003		0.3277	0.3277		0.3277	0.3277	0.0000	248.6440	248.6440	0.0919	2.8500e-003	251.7898

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.9235					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	32.8640					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0157	0.1341	0.0571	8.6000e-004		0.0108	0.0108		0.0108	0.0108	0.0000	155.3251	155.3251	2.9800e-003	2.8500e-003	156.2481
Landscaping	1.7043	0.6569	56.9779	3.0200e-003		0.3168	0.3168		0.3168	0.3168	0.0000	93.3189	93.3189	0.0889	0.0000	95.5417

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Total	40.5075	0.7910	57.0349	3.8800e-003		0.3277	0.3277		0.3277	0.3277	0.0000	248.6440	248.6440	0.0919	2.8500e-003	251.7898
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7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	512.3515	16.3919	0.3926	1,039.1508
Unmitigated	512.3515	16.3919	0.3926	1,039.1508

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	381.672 / 240.619	390.0903	12.4803	0.2989	791.1808

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Apartments Mid Rise	19.9371 / 12.5691	20.3769	0.6519	0.0156	41.3283
Condo/Townhouse	40.9819 / 25.8364	41.8858	1.3401	0.0321	84.9527
Single Family Housing	58.7038 / 37.0089	59.9985	1.9196	0.0460	121.6890
Total		512.3515	16.3919	0.3926	1,039.1508

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	381.672 / 240.619	390.0903	12.4803	0.2989	791.1808
Apartments Mid Rise	19.9371 / 12.5691	20.3769	0.6519	0.0156	41.3283
Condo/Townhouse	40.9819 / 25.8364	41.8858	1.3401	0.0321	84.9527
Single Family Housing	58.7038 / 37.0089	59.9985	1.9196	0.0460	121.6890
Total		512.3515	16.3919	0.3926	1,039.1508

8.0 Waste Detail

8.1 Mitigation Measures Waste

Pleasanton Housing Element Update 2031 - Alameda County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	881.7156	52.1079	0.0000	2,184.4131
Unmitigated	881.7156	52.1079	0.0000	2,184.4131

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	2694.68	546.9957	32.3265	0.0000	1,355.1587
Apartments Mid Rise	140.76	28.5730	1.6886	0.0000	70.7884
Condo/Townhouse	289.34	58.7334	3.4710	0.0000	145.5095
Single Family Housing	1218.84	247.4135	14.6217	0.0000	612.9565
Total		881.7156	52.1079	0.0000	2,184.4131

Pleasanton Housing Element Update 2031 - Alameda County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	2694.68	546.9957	32.3265	0.0000	1,355.1587
Apartments Mid Rise	140.76	28.5730	1.6886	0.0000	70.7884
Condo/Townhouse	289.34	58.7334	3.4710	0.0000	145.5095
Single Family Housing	1218.84	247.4135	14.6217	0.0000	612.9565
Total		881.7156	52.1079	0.0000	2,184.4131

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type Appendix C	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
------------------------------	--------	----------------	-----------------	---------------	-----------

Pleasanton Housing Element Update 2031 - Alameda County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Project Operational Energy Consumption

Proposed Operation Fuel Calculation

California Air Resource Board (ARB). 2022. EMFAC2021 Web Database. Website: <https://arb.ca.gov/emfac/emissions-inventory/>

Source: EMFAC2021 (v1.0.2) Emissions Inventory

VMT = Vehicle Miles Traveled

Region Type: County

FE = Fuel Economy

Region: Alameda

Calendar Year: 2031

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for CVMT and EVMT, trips/day for Trips, kWh/day for Energy Consumption, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

VehClass	MdlYr	Speed	Fuel	Population	VMT	Fuel	Calculations	
						Consumption	FE	VMT*FE
HHDT	Aggregate	Aggregate	Gasoline	5.166999664	521.827243	0.130554252	3.997014523	2085.751068
HHDT	Aggregate	Aggregate	Diesel	15560.5609	1889786.76	282.060319	6.699938376	12661454.8
LDA	Aggregate	Aggregate	Gasoline	538112.745	19810999.6	578.734076	34.23161073	678162426.7
LDA	Aggregate	Aggregate	Diesel	1037.953388	28149.6812	0.602545642	46.71792344	1315094.65
LDT1	Aggregate	Aggregate	Gasoline	43418.32128	1463351.28	51.50980421	28.4091796	41572609.31
LDT1	Aggregate	Aggregate	Diesel	0.234481754	10.4989433	0.000358042	29.32323929	307.863027
LDT2	Aggregate	Aggregate	Gasoline	274906.6422	10526604.4	374.2027	28.13075475	296121326.1
LDT2	Aggregate	Aggregate	Diesel	998.8005845	38856.4574	1.048293518	37.06639095	1440268.64
LHDT1	Aggregate	Aggregate	Gasoline	18238.12217	689617.176	65.30751404	10.55953799	7282038.767
LHDT1	Aggregate	Aggregate	Diesel	9963.526381	391723.7	23.92383374	16.37378456	6413999.465
LHDT2	Aggregate	Aggregate	Gasoline	2413.967428	86559.9774	9.347807443	9.259923029	801538.7282
LHDT2	Aggregate	Aggregate	Diesel	4624.679263	178574.032	12.83099107	13.91739975	2485286.188
MCY	Aggregate	Aggregate	Gasoline	27082.28916	157449.047	3.705448356	42.49122685	6690203.16
MDV	Aggregate	Aggregate	Gasoline	150302.1397	5659680.49	242.3296047	23.35529946	132183532.6
MDV	Aggregate	Aggregate	Diesel	1922.134447	70011.603	2.508623875	27.90836989	1953909.713
MH	Aggregate	Aggregate	Gasoline	1574.296097	16920.2304	3.826265487	4.422126604	74823.40102
MH	Aggregate	Aggregate	Diesel	812.6112096	8456.34096	0.903559596	9.358918879	79142.20902
MHDT	Aggregate	Aggregate	Gasoline	1385.618943	71852.0172	14.22346376	5.051653974	362971.5283
MHDT	Aggregate	Aggregate	Diesel	14687.71387	572410.87	65.38321599	8.754706566	5011289.205
OBUS	Aggregate	Aggregate	Gasoline	453.0853917	18623.8773	3.694025237	5.041621555	93894.54104
OBUS	Aggregate	Aggregate	Diesel	419.7826803	28176.5621	3.696375371	7.622754541	214783.017
SBUS	Aggregate	Aggregate	Gasoline	106.8156328	5748.84843	0.541729197	10.61203358	61006.97257
SBUS	Aggregate	Aggregate	Diesel	406.7200669	9022.00539	1.094864168	8.240296516	74343.99957
UBUS	Aggregate	Aggregate	Gasoline	257.0380267	21150.057	2.217730877	9.536800533	201703.875
UBUS	Aggregate	Aggregate	Diesel	458.7779392	45027.6464	5.098095702	8.832248166	397695.3474
Vehicles								
Sum of VMT*FE							1,195,657,737	
Total VMT							41,789,285	
Weighted Average FE							28.61	miles/gallon

Total VMT

Source: AQ/GHG Appendix, CalEEMod Output

Pleasanton Housing Element Update 2031 - Alameda County, Annual

Date: 8/26/2022 7:44 AM

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	42,880.56	47,684.12	36788.24	119,669,614	119,669,614
Apartments Mid Rise	1,664.64	1,502.46	1251.54	5,973,269	5,973,269
Condo/Townhouse	4,604.28	5,120.06	3950.12	14,501,543	14,501,543
Single Family Housing	8,505.44	8,595.54	7703.55	26,704,783	26,704,783
Total	57,654.92	62,902.18	49,693.45	166,849,209	166,849,209

	Annual VMT	Fuel	
	(miles)	Consumption	
Total VMT	166,849,209	5,831,526	gallons per year

Operation Natural Gas Use

Source: AQ/GHG Appendix, CalEEMod Output

Pleasanton Housing Element Update 2031 - Alameda County, Annual

Date: 8/26/2022 7:44 AM

kBTU/yr = kilo-British Thermal Units/year

	Natural Gas Use
Apartments Low Rise	57,805,500
Apartments Mid Rise	2,564,790
Condo/Townhouse	10,856,300
Single Family Housing	23,993,200
Total	95,219,790 kBTU/yr

Operation Electricity Use

Source: AQ/GHG Appendix, CalEEMod Output

Pleasanton Housing Element Update 2031 - Alameda County, Annual

Date: 8/26/2022 7:44 AM

Project Electricity Use

kWh/yr = kilowatt hours per year

Land Use	Electricity Use (kWh/yr)
Apartments Low Rise	23,789,400
Apartments Mid Rise	1,183,130
Condo/Townhouse	3,049,690
Single Family Housing	7,057,730
Total	35,079,950 kWh/yr

**Appendix D:
Biological Resources Supporting Information**

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D.1 - California Natural Diversity Database

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Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad<IS >(Livermore (3712167)< OR >Dublin (3712168)< OR >Niles (3712158)< OR >La Costa Valley (3712157))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Accipiter cooperii</i> Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
<i>Accipiter striatus</i> sharp-shinned hawk	ABNKC12020	None	None	G5	S4	WL
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
<i>Ambystoma californiense pop. 1</i> California tiger salamander - central California DPS	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G4	S3	SSC
<i>Aquila chrysaetos</i> golden eagle	ABNKC22010	None	None	G5	S3	FP
<i>Ardea herodias</i> great blue heron	ABNGA04010	None	None	G5	S4	
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Atriplex depressa</i> brittlescale	PDCHE042L0	None	None	G2	S2	1B.2
<i>Atriplex minuscula</i> lesser saltscale	PDCHE042M0	None	None	G2	S2	1B.1
<i>Bombus crotchii</i> Crotch bumble bee	IIHYM24480	None	None	G2	S1S2	
<i>Bombus occidentalis</i> western bumble bee	IIHYM24250	None	None	G2G3	S1	
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
<i>Buteo regalis</i> ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
<i>Campanula exigua</i> chaparral harebell	PDCAM020A0	None	None	G2	S2	1B.2
<i>Centromadia parryi ssp. congdonii</i> Congdon's tarplant	PDAST4R0P1	None	None	G3T1T2	S1S2	1B.1
<i>Chloropyron palmatum</i> palmate-bracted bird's-beak	PDSCR0J0J0	Endangered	Endangered	G1	S1	1B.1
<i>Clarkia concinna ssp. automixa</i> Santa Clara red ribbons	PDONA050A1	None	None	G5?T3	S3	4.3
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Delphinium californicum ssp. interius</i> Hospital Canyon larkspur	PDRAN0B0A2	None	None	G3T3	S3	1B.2
<i>Elanus leucurus</i> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
<i>Emys marmorata</i> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
<i>Eremophila alpestris actia</i> California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
<i>Extriplex joaquinana</i> San Joaquin spearscale	PDCHE041F3	None	None	G2	S2	1B.2
<i>Falco mexicanus</i> prairie falcon	ABNKD06090	None	None	G5	S4	WL
<i>Falco peregrinus anatum</i> American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
<i>Gonidea angulata</i> western ridged mussel	IMBIV19010	None	None	G3	S1S2	
<i>Helianthella castanea</i> Diablo helianthella	PDAST4M020	None	None	G2	S2	1B.2
<i>Lasiurus cinereus</i> hoary bat	AMACC05030	None	None	G3G4	S4	
<i>Laterallus jamaicensis coturniculus</i> California black rail	ABNME03041	None	Threatened	G3T1	S1	FP
<i>Lepidurus packardi</i> vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G4	S3S4	
<i>Linderiella occidentalis</i> California linderiella	ICBRA06010	None	None	G2G3	S2S3	
<i>Masticophis lateralis euryxanthus</i> Alameda whipsnake	ARADB21031	Threatened	Threatened	G4T2	S2	
<i>Melospiza melodia pusillula</i> Alameda song sparrow	ABPBXA301S	None	None	G5T2T3	S2S3	SSC
<i>Myotis yumanensis</i> Yuma myotis	AMACC01020	None	None	G5	S4	
<i>Navarretia prostrata</i> prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	G2	S2	1B.2
<i>Neotoma fuscipes annectens</i> San Francisco dusky-footed woodrat	AMAFF08082	None	None	G5T2T3	S2S3	SSC
<i>Oncorhynchus mykiss irideus pop. 8</i> steelhead - central California coast DPS	AFCHA0209G	Threatened	None	G5T2T3Q	S2S3	
<i>Plagiobothrys glaber</i> hairless popcornflower	PDBOR0V0B0	None	None	GX	SX	1A
<i>Polemonium carneum</i> Oregon polemonium	PDPLM0E050	None	None	G3G4	S2	2B.2



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Puccinellia simplex</i> California alkali grass	PMPOA53110	None	None	G3	S2	1B.2
<i>Rana boylei</i> foothill yellow-legged frog	AAABH01050	None	Endangered	G3	S3	SSC
<i>Rana draytonii</i> California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
<i>Spergularia macrotheca var. longistyla</i> long-styled sand-spurrey	PDCAR0W062	None	None	G5T2	S2	1B.2
<i>Streptanthus albidus ssp. peramoenus</i> most beautiful jewelflower	PDBRA2G012	None	None	G2T2	S2	1B.2
<i>Stuckenia filiformis ssp. alpina</i> northern slender pondweed	PMPOA03091	None	None	G5T5	S2S3	2B.2
<i>Suaeda californica</i> California seablite	PDCHE0P020	Endangered	None	G1	S1	1B.1
<i>Sycamore Alluvial Woodland</i> Sycamore Alluvial Woodland	CTT62100CA	None	None	G1	S1.1	
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
<i>Trifolium hydrophilum</i> saline clover	PDFAB400R5	None	None	G2	S2	1B.2
<i>Tropidocarpum capparideum</i> caper-fruited tropidocarpum	PDBRA2R010	None	None	G1	S1	1B.1
<i>Valley Sink Scrub</i> Valley Sink Scrub	CTT36210CA	None	None	G1	S1.1	
<i>Vulpes macrotis mutica</i> San Joaquin kit fox	AMAJA03041	Endangered	Threatened	G4T2	S2	

Record Count: 53

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D.2 - California Native Plant Society Rare Plant Inventory

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Search Results

1 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B] Fed List is one of [FE:FT:FC] and State List is one of [CE:CT:CR:CE:CT] , Quad is one of [3712158:3712157:3712168:3712167]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
<i>Chloropyron palmatum</i>	palmate-bracted bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May-Oct	FE	CE	G1	S1	1B.1	No Photo Available

Showing 1 to 1 of 1 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website <https://www.rareplants.cnps.org> [accessed 4 May 2022].

CONTACT US

Send questions and comments to rareplants@cnps.org.

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CONTRIBUTORS

[The Calflora Database](#)
[The California Lichen Society](#)
[California Natural Diversity Database](#)
[The Jepson Flora Project](#)
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D.3 - IPaC Resource List

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IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Alameda County, California



Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📅 (916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
<p>Salt Marsh Harvest Mouse <i>Reithrodontomys raviventris</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/613</p>	Endangered
<p>San Joaquin Kit Fox <i>Vulpes macrotis mutica</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2873</p>	Endangered

Birds

NAME	STATUS
<p>California Least Tern <i>Sterna antillarum browni</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104</p>	Endangered

Reptiles

NAME	STATUS
<p>Alameda Whipsnake (=striped Racer) <i>Masticophis lateralis</i> <i>euryxanthus</i> Wherever found There is final critical habitat for this species. Your location overlaps the critical habitat. https://ecos.fws.gov/ecp/species/5524</p>	Threatened

Amphibians

NAME	STATUS
------	--------

California Red-legged Frog *Rana draytonii* **Threatened**
 Wherever found
 There is **final** critical habitat for this species. Your location overlaps the critical habitat.
<https://ecos.fws.gov/ecp/species/2891>

California Tiger Salamander *Ambystoma californiense* **Threatened**
 There is **final** critical habitat for this species. The location of the critical habitat is not available.
<https://ecos.fws.gov/ecp/species/2076>

Fishes

NAME	STATUS
------	--------

<p>Delta Smelt <i>Hypomesus transpacificus</i> Threatened Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/321</p>	
---	--

Insects

NAME	STATUS
------	--------

<p>Monarch Butterfly <i>Danaus plexippus</i> Candidate Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743</p>	
--	--

Crustaceans

NAME	STATUS
------	--------

<p>Conservancy Fairy Shrimp <i>Branchinecta conservatio</i> Endangered Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/8246</p>	
--	--

<p>Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> Threatened Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/498</p>	
---	--

Vernal Pool Tadpole Shrimp *Lepidurus packardii* Endangered

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/2246>

Flowering Plants

NAME

STATUS

Contra Costa Goldfields *Lasthenia conjugens* Endangered

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/7058>

Palmate-bracted Bird's Beak *Cordylanthus palmatus* Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/1616>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

This location overlaps the critical habitat for the following species:

NAME

TYPE

Alameda Whipsnake (=striped Racer) *Masticophis lateralis* Final

euryxanthus

<https://ecos.fws.gov/ecp/species/5524#crithab>

California Red-legged Frog *Rana draytonii* Final

<https://ecos.fws.gov/ecp/species/2891#crithab>

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS

ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

<p>Allen's Hummingbird <i>Selasphorus sasin</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637</p>	Breeds Feb 1 to Jul 15
<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	Breeds Jan 1 to Aug 31
<p>California Thrasher <i>Toxostoma redivivum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Jan 1 to Jul 31
<p>Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Jun 1 to Aug 31
<p>Common Yellowthroat <i>Geothlypis trichas sinuosa</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084</p>	Breeds May 20 to Jul 31
<p>Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31
<p>Lawrence's Goldfinch <i>Carduelis lawrencei</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464</p>	Breeds Mar 20 to Sep 20

Marbled Godwit <i>Limosa fedoa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Nuttall's Woodpecker <i>Picoides nuttallii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410	Breeds Apr 1 to Jul 20
Oak Titmouse <i>Baeolophus inornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9656	Breeds Mar 15 to Jul 15
Olive-sided Flycatcher <i>Contopus cooperi</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914	Breeds May 20 to Aug 31
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Tricolored Blackbird <i>Agelaius tricolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3910	Breeds Mar 15 to Aug 10
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wrentit <i>Chamaea fasciata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10
Yellow-billed Magpie <i>Pica nuttalli</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9726	Breeds Apr 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



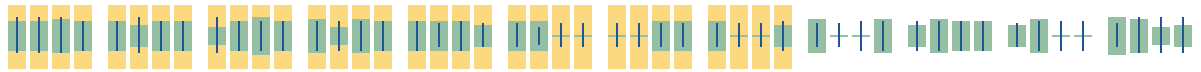
California Thrasher
 BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Clark's Grebe
 BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

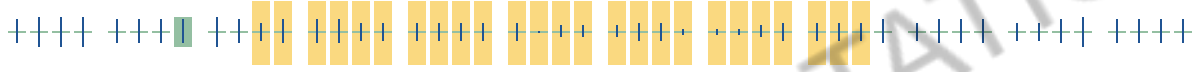
Common Yellowthroat
 BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

NOT FOR CONSULTATION

Golden Eagle
 Non-BCC
 Vulnerable
 (This is not a
 Bird of
 Conservation
 Concern (BCC)
 in this area, but
 warrants
 attention
 because of the
 Eagle Act or for
 potential
 susceptibilities
 in offshore
 areas from
 certain types of
 development
 or activities.)



Lawrence's
 Goldfinch
 BCC Rangelwide
 (CON) (This is a
 Bird of
 Conservation
 Concern (BCC)
 throughout its
 range in the
 continental
 USA and
 Alaska.)



Marbled
 Godwit
 BCC Rangelwide
 (CON) (This is a
 Bird of
 Conservation
 Concern (BCC)
 throughout its
 range in the
 continental
 USA and
 Alaska.)



NOT FOR CONSULTATION



NOT FOR CONSULTATION



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the

locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and

3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

THERE ARE NO KNOWN COASTAL BARRIERS AT THIS LOCATION.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

**Appendix E:
Cultural Resources and Tribal Cultural Resources Supporting
Information**

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E.1 - Native American Heritage Commission Correspondence

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Local Government Tribal Consultation List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

CEQA Tribal Consultation List (AB 52) – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

General Plan (SB 18) - *Per Government Code § 65352.3.*

Local Action Type:

___ **General Plan** ___ **General Plan Element** ___ **General Plan Amendment**

___ **Specific Plan** ___ **Specific Plan Amendment** ___ **Pre-planning Outreach Activity**

Required Information

Project Title: _____

Local Government/Lead Agency: _____

Contact Person: _____

Street Address: _____

City: _____ **Zip:** _____

Phone: _____ **Fax:** _____

Email: _____

Specific Area Subject to Proposed Action

County: _____ **City/Community:** _____

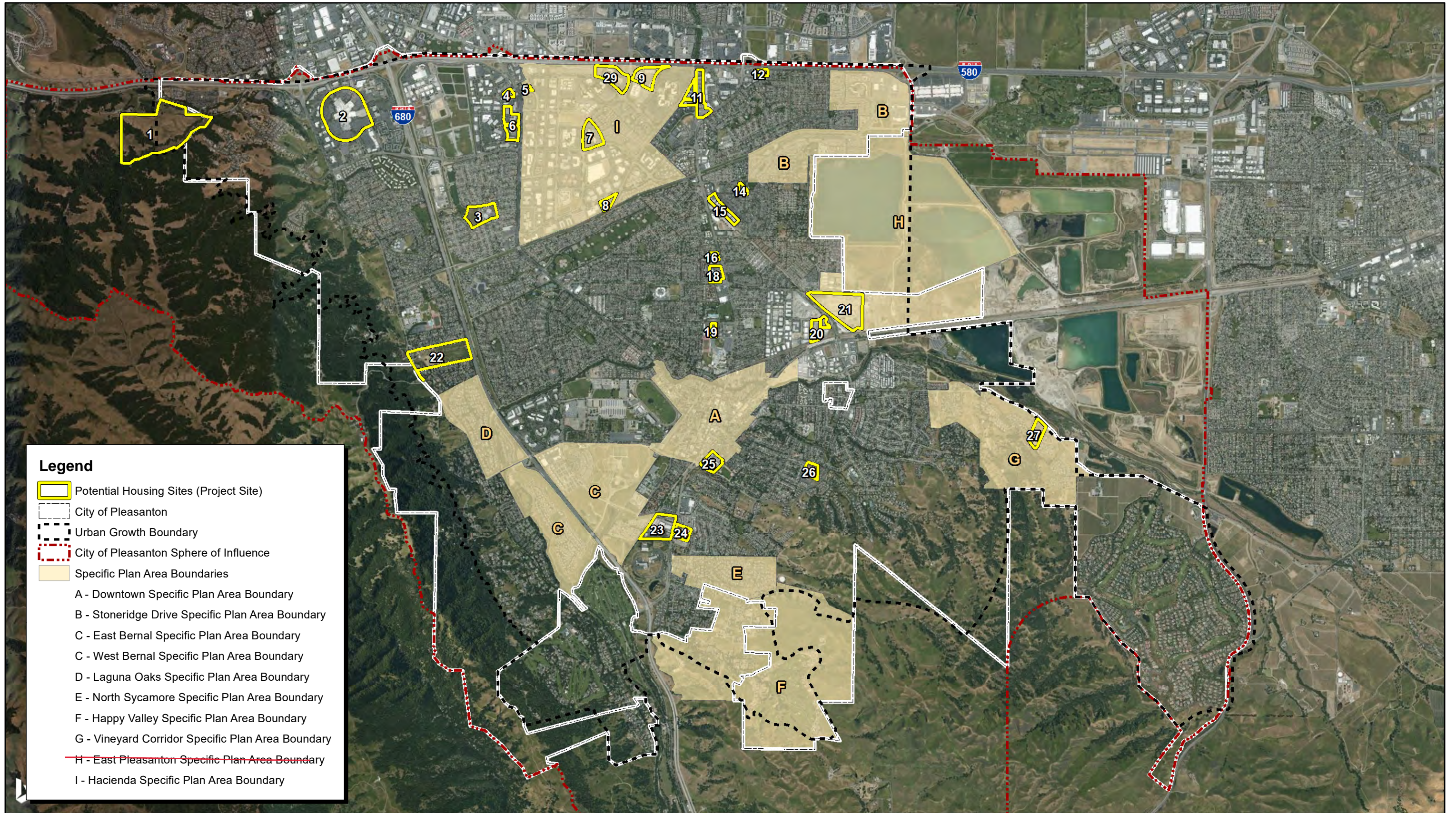
Project Description:

Additional Request

Sacred Lands File Search - *Required Information:*

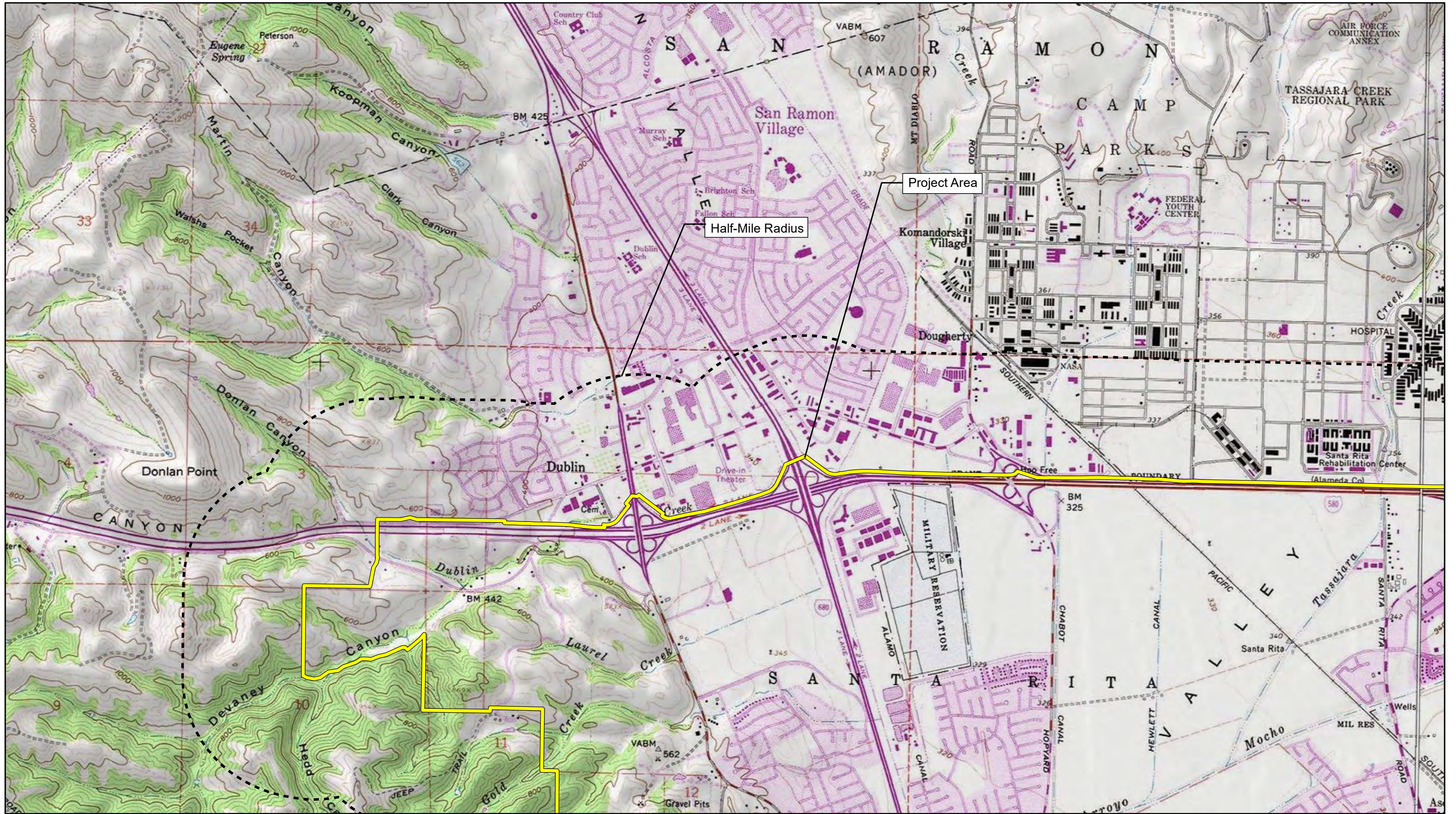
USGS Quadrangle Name(s): _____

Township: _____ **Range:** _____ **Section(s):** _____



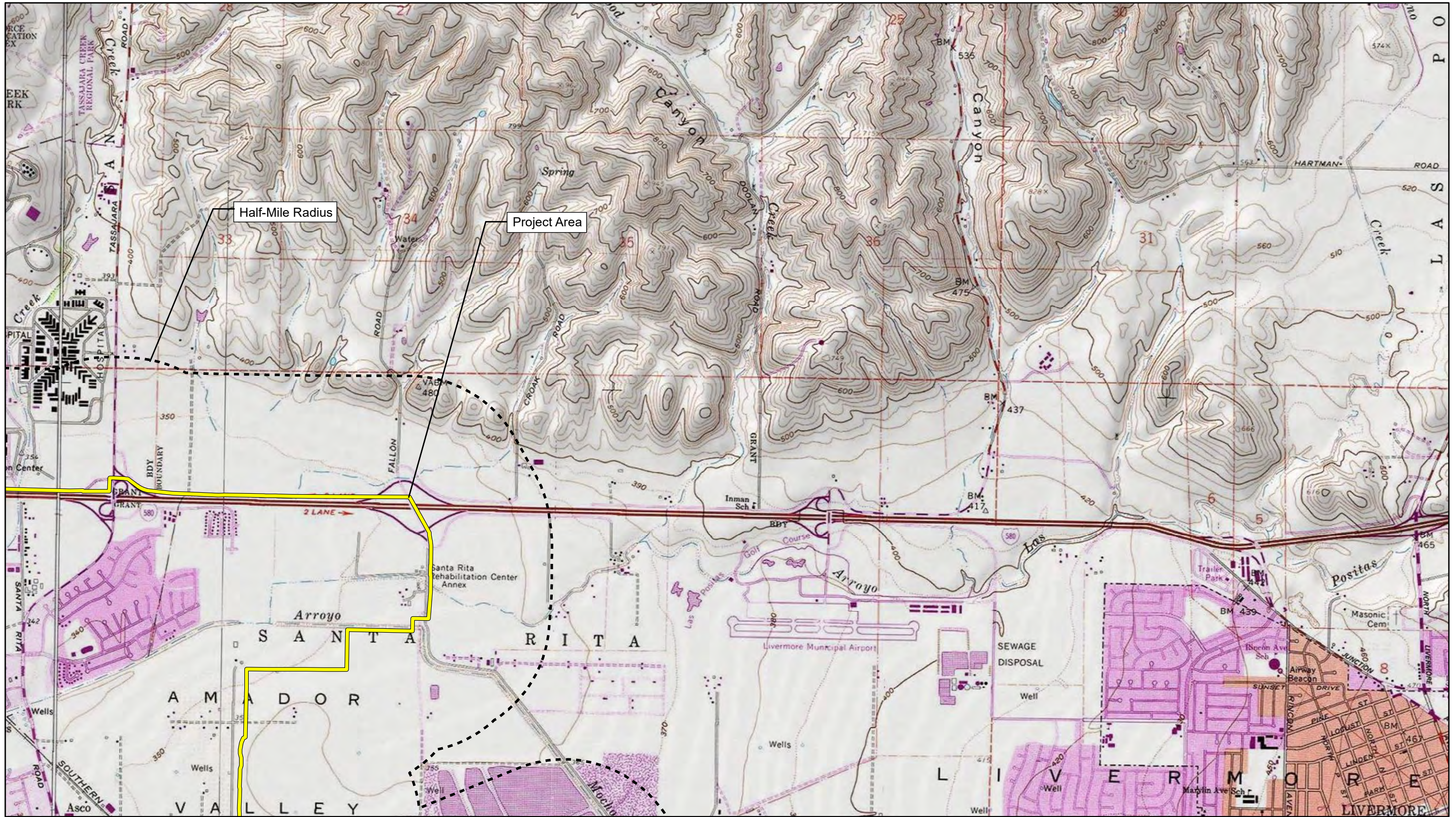
Source: Bing Aerial Imagery, City of Pleasanton.





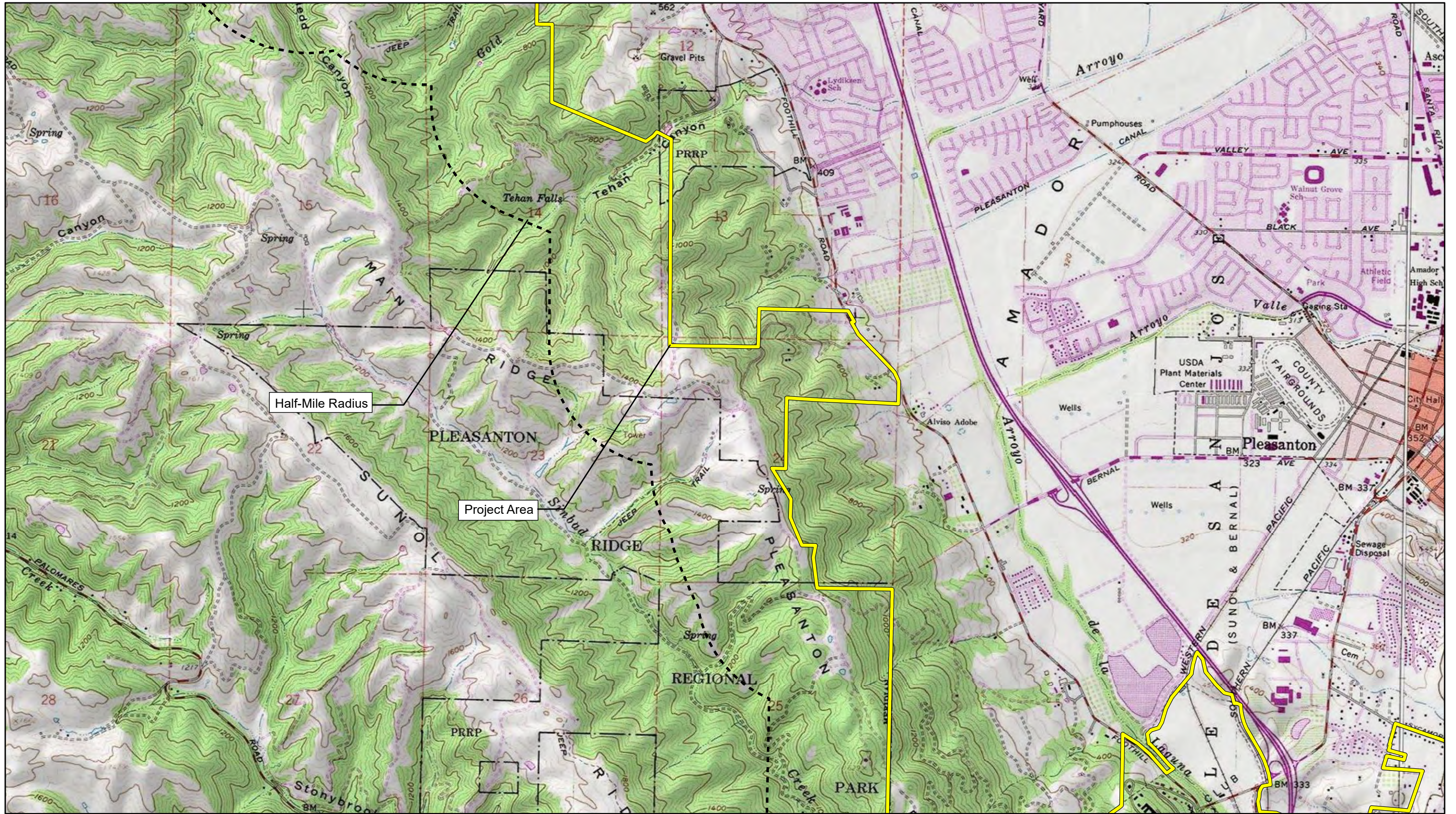
Source (for the entire Project Area): USGS Dublin and Livermore 7.5' Quadrangles / T03S, R01E, section 31. T04S, R01E, sections 5 & 6. T03S, R01W, sections 2, 3, 4, 9, 10, 11, 12, 13, 14, 23, 24, 25, 36. T04S, R01W, section 1.
 Land Grants: San Ramon (Amador), Santa Rita, Valley De San Jose.





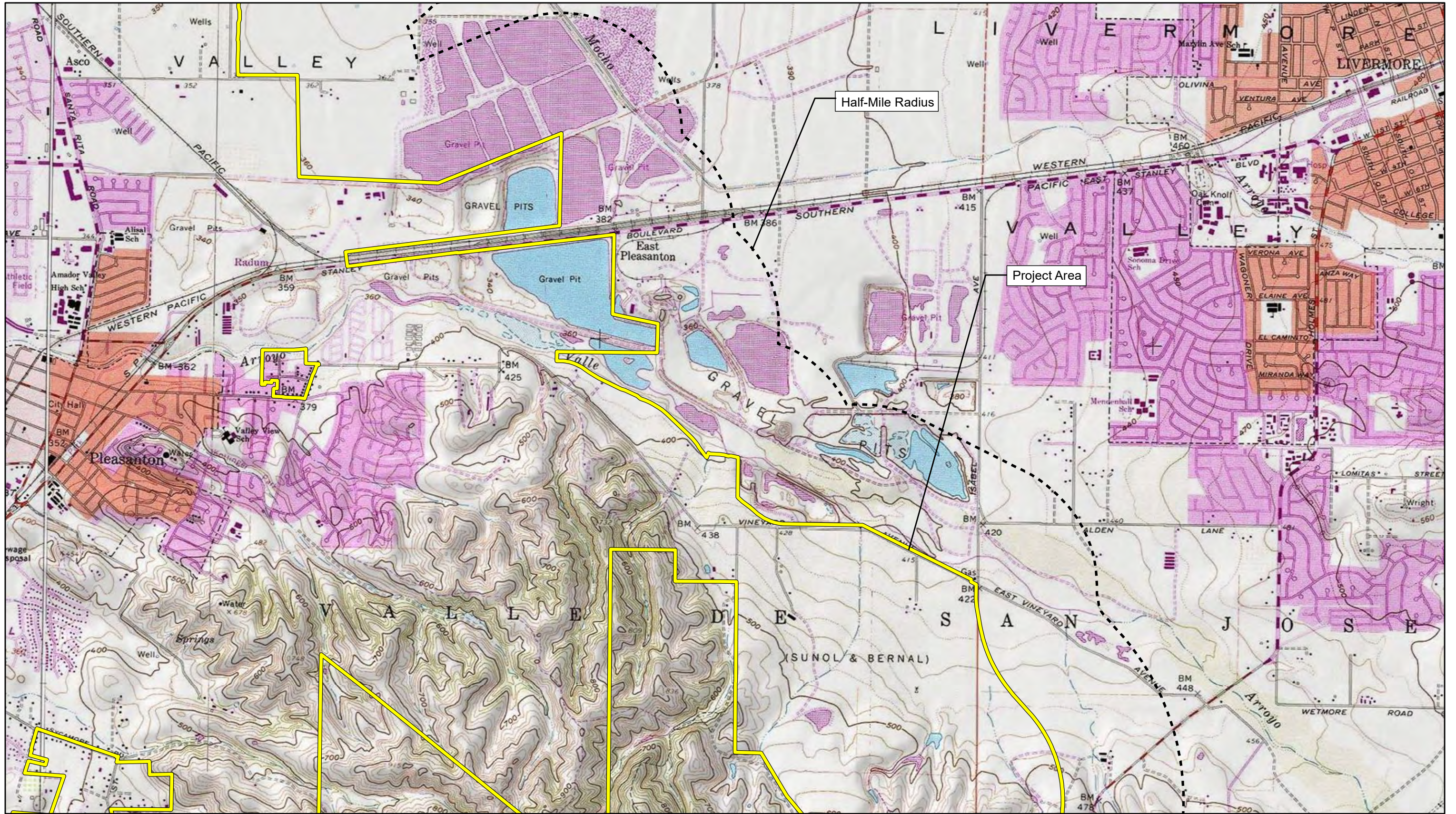
Source (for the entire Project Area): USGS Dublin and Livermore 7.5' Quadrangles / T03S, R01E, section 31. T04S, R01E, sections 5 & 6. T03S, R01W, sections 2, 3, 4, 9, 10, 11, 12, 13, 14, 23, 24, 25, 36. T04S, R01W, section 1.
 Land Grants: San Ramon (Amador), Santa Rita, Valley De San Jose.





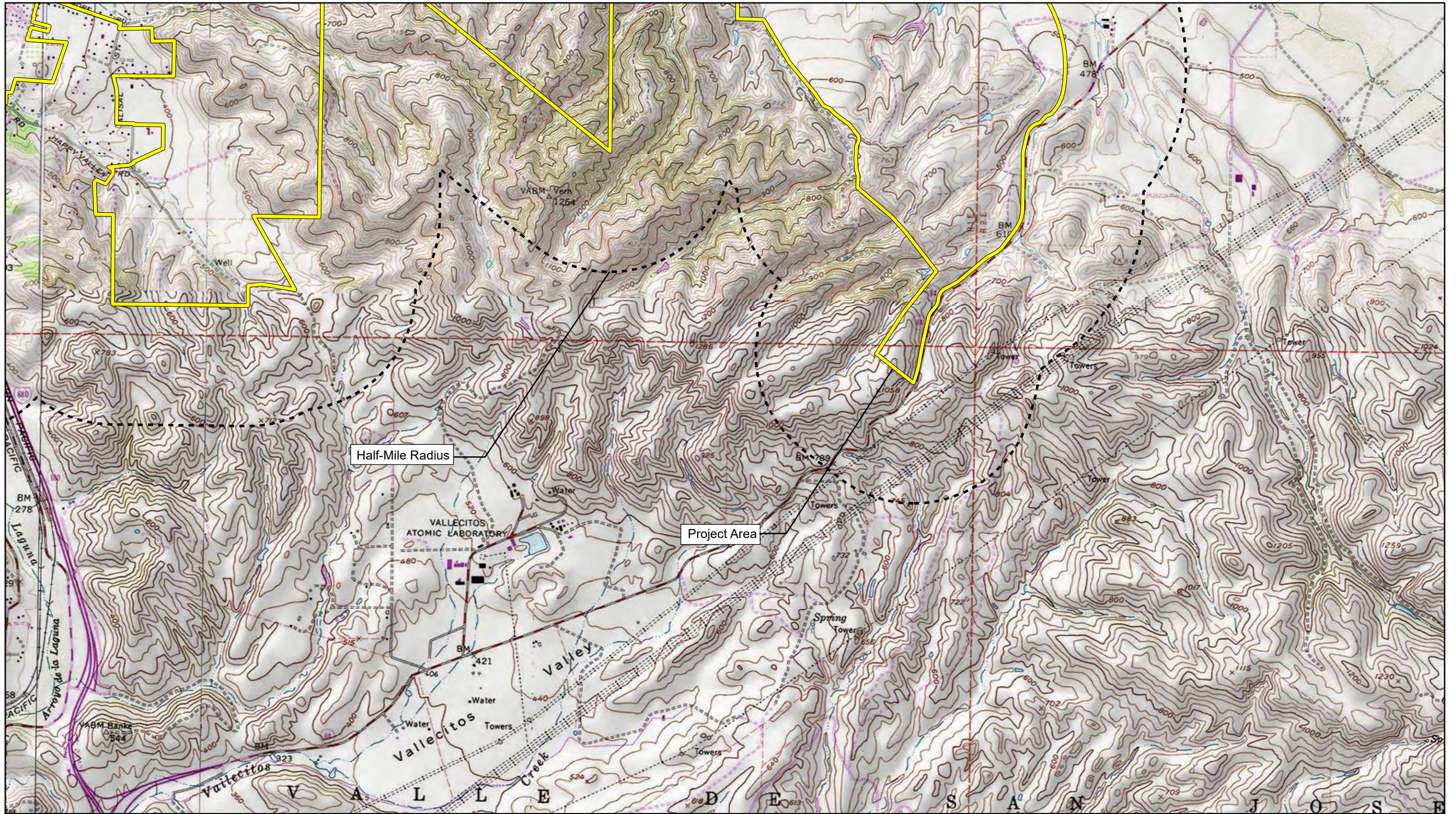
Source (for the entire Project Area): USGS Dublin and Livermore 7.5' Quadrangles / T03S, R01E, section 31. T04S, R01E, sections 5 & 6. T03S, R01W, sections 2, 3, 4, 9, 10, 11, 12, 13, 14, 23, 24, 25, 36. T04S, R01W, section 1.
 Land Grants: San Ramon (Amador), Santa Rita, Valley De San Jose.





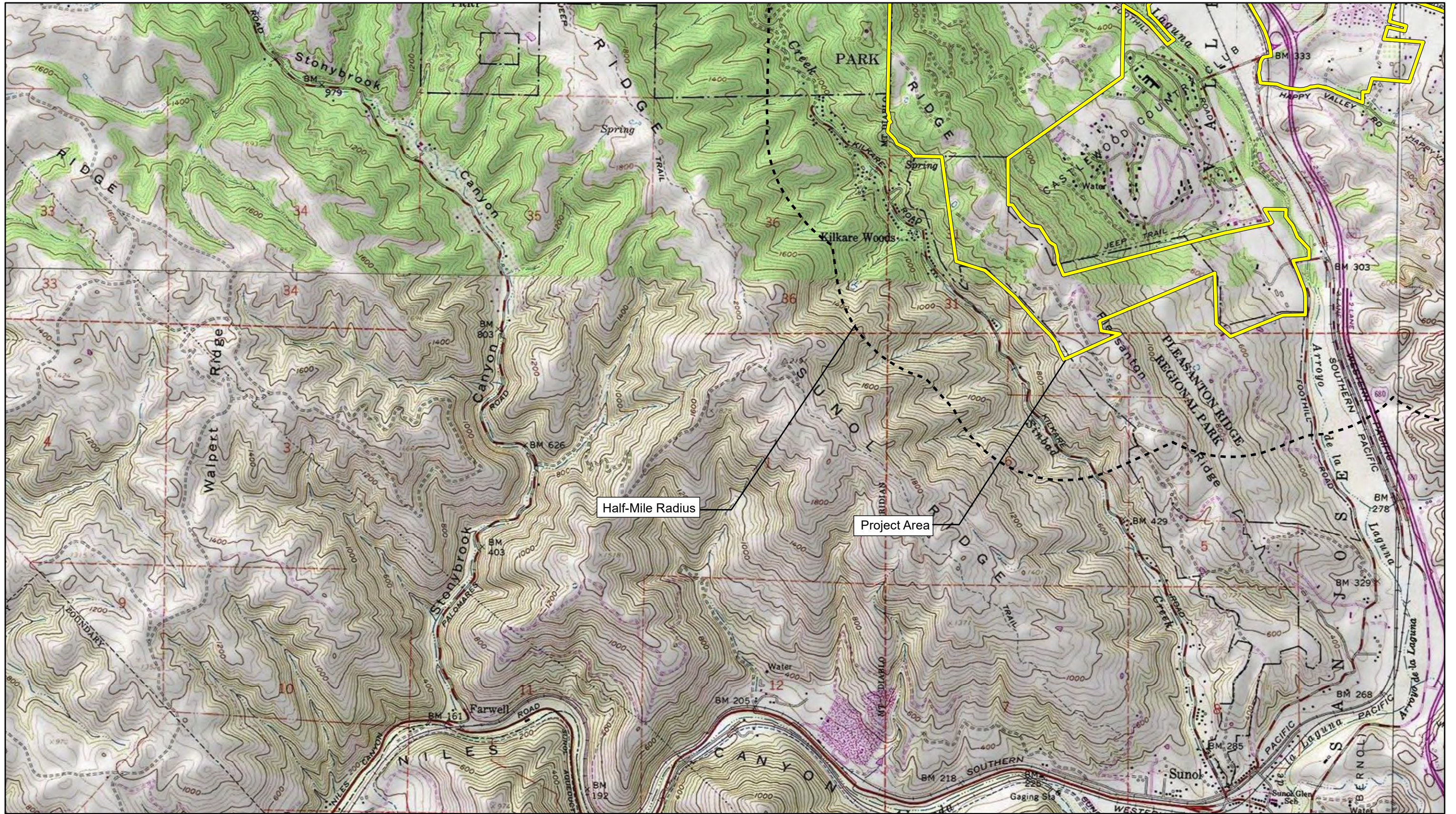
Source (for the entire Project Area): USGS Dublin and Livermore 7.5' Quadrangles / T03S, R01E, section 31. T04S, R01E, sections 5 & 6. T03S, R01W, sections 2, 3, 4, 9, 10, 11, 12, 13, 14, 23, 24, 25, 36. T04S, R01W, section 1.
 Land Grants: San Ramon (Amador), Santa Rita, Valley De San Jose.





Source (for the entire Project Area): USGS Dublin and Livermore 7.5' Quadrangles / T03S, R01E, section 31. T04S, R01E, sections 5 & 6. T03S, R01W, sections 2, 3, 4, 9, 10, 11, 12, 13, 14, 23, 24, 25, 36. T04S, R01W, section 1.
 Land Grants: San Ramon (Amador), Santa Rita, Valley De San Jose.





Source (for the entire Project Area): USGS Dublin and Livermore 7.5' Quadrangles / T03S, R01E, section 31. T04S, R01E, sections 5 & 6. T03S, R01W, sections 2, 3, 4, 9, 10, 11, 12, 13, 14, 23, 24, 25, 36. T04S, R01W, section 1.
 Land Grants: San Ramon (Amador), Santa Rita, Valley De San Jose.



NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update Project, Alameda County

Dear Dr. DePietro:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
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All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

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4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,



Cody Campagne
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Alameda County
4/6/2022**

Amah Mutsun Tribal Band of Mission San Juan Bautista

Irene Zwierlein, Chairperson
3030 Soda Bay Road
Lakeport, CA, 95453
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com
Costanoan

North Valley Yokuts Tribe

Timothy Perez,
P.O. Box 717
Linden, CA, 95236
Phone: (209) 662 - 2788
huskanam@gmail.com
Costanoan
Northern Valley
Yokut

Costanoan Rumsen Carmel Tribe

Tony Cerda, Chairperson
244 E. 1st Street
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com
Costanoan

North Valley Yokuts Tribe

Katherine Perez, Chairperson
P.O. Box 717
Linden, CA, 95236
Phone: (209) 887 - 3415
canutes@verizon.net
Costanoan
Northern Valley
Yokut

The Ohlone Indian Tribe

Andrew Galvan,
P.O. Box 3388
Fremont, CA, 94539
Phone: (510) 882 - 0527
Fax: (510) 687-9393
chochenyo@AOL.com
Bay Miwok
Ohlone
Patwin
Plains Miwok

Indian Canyon Mutsun Band of Costanoan

Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyons.org
Costanoan

Wilton Rancheria

Dahlton Brown, Director of Administration
9728 Kent Street
Elk Grove, CA, 95624
Phone: (916) 683 - 6000
dbrown@wiltonrancheria-nsn.gov
Miwok

Indian Canyon Mutsun Band of Costanoan

Kanyon Sayers-Roods, MLD
Contact
1615 Pearson Court
San Jose, CA, 95122
Phone: (408) 673 - 0626
kanyon@kanyonconsulting.com
Costanoan

Wilton Rancheria

Jesus Tarango, Chairperson
9728 Kent Street
Elk Grove, CA, 95624
Phone: (916) 683 - 6000
Fax: (916) 683-6015
jtarango@wiltonrancheria-nsn.gov
Miwok

Muwekma Ohlone Indian Tribe of the SF Bay Area

Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwekma.org
Costanoan

Wilton Rancheria

Steven Hutchason, THPO
9728 Kent Street
Elk Grove, CA, 95624
Phone: (916) 683 - 6000
Fax: (916) 863-6015
shutchason@wiltonrancheria-nsn.gov
Miwok

Muwekma Ohlone Indian Tribe of the SF Bay Area

Charlene Nijmeh, Chairperson
20885 Redwood Road, Suite 232
Castro Valley, CA, 94546
Phone: (408) 464 - 2892
cnijmeh@muwekma.org
Costanoan

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed City of Pleasanton 2023 -2031 (6TH Cycle) Housing Element Update Project, Alameda County.

**Native American Heritage Commission
Tribal Consultation List
Alameda County
4/6/2022**

***Wuksache Indian Tribe/Eshom
Valley Band***

Kenneth Woodrow, Chairperson 1179 Rock Haven Ct. Salinas, CA, 93906 Phone: (831) 443 - 9702 kwood8934@aol.com	Foothill Yokut Mono
---	------------------------

***The Confederated Villages of
Lisjan***

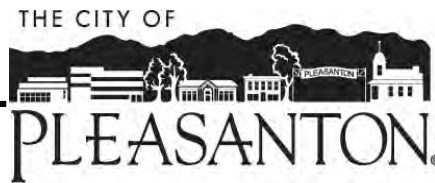
Corrina Gould, Chairperson 10926 Edes Avenue Oakland, CA, 94603 Phone: (510) 575 - 8408 cvltribe@gmail.com	Bay Miwok Ohlone Delta Yokut
--	------------------------------------

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E.2 - Lead Agency Tribal Consultation

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Date: April 20, 2022

To: Monica Arellano, Vice Chairwoman, Muwekma Ohlone Indian Tribe of the SF Bay Area

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Vice Chairwoman Monica Arellano:

This letter is a formal notification of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update), which is subject to compliance with the California Environmental Quality Act (CEQA). The City of Pleasanton is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52) as well as Government Code Section 65351 Senate Bill (SB) 18. Accordingly, this letter provides a brief description of the Housing Element Update, its location, research status, and lead agency contact information.

Project Location and Description

Pleasanton is located in Alameda County, California, and is generally bound to the west by Pleasanton Ridgeland, to the north by Interstate 580 (I-580) and by the City of Dublin, to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore, and to the south by the San Francisco Water Department lands and other ridgeland.

The Pleasanton Sphere of Influence (SOI), which signifies the probable ultimate physical boundary and service area, includes 42.2 square miles (27,200 acres). The SOI includes lands incorporated within the City limits and unincorporated land, over which Alameda County has zoning and land use authority.

The Housing Element Update would result in rezoning of non-residential land on opportunity sites and the associated General Plan and Specific Plan Amendments to address the shortfall between the Regional Housing Needs Assessment (RHNA) and the existing residential capacity. In addition to the RHNA, the Housing Element Update includes several programs intended to improve the quality of the housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential governmental and non-governmental constraints to housing for lower-income households and persons with special needs.

Pleasanton has identified a total of 25 sites for potential rezoning. All these sites, aside from Sites 1 and 22, are located within the incorporated area. Site 22 is just outside of City limits, but within Pleasanton’s SOI and Urban Growth Boundary (UGB). Site 1 is also located just outside of City of Pleasanton’s limit lines; however, the western half of Site 1 is located just outside the UGB.

In addition, the Housing Element Update assumes an increased density at the Dublin-Pleasanton BART station property, shown in Figure 1, that would allow a incremental increase in allowable residential units (314 units).¹

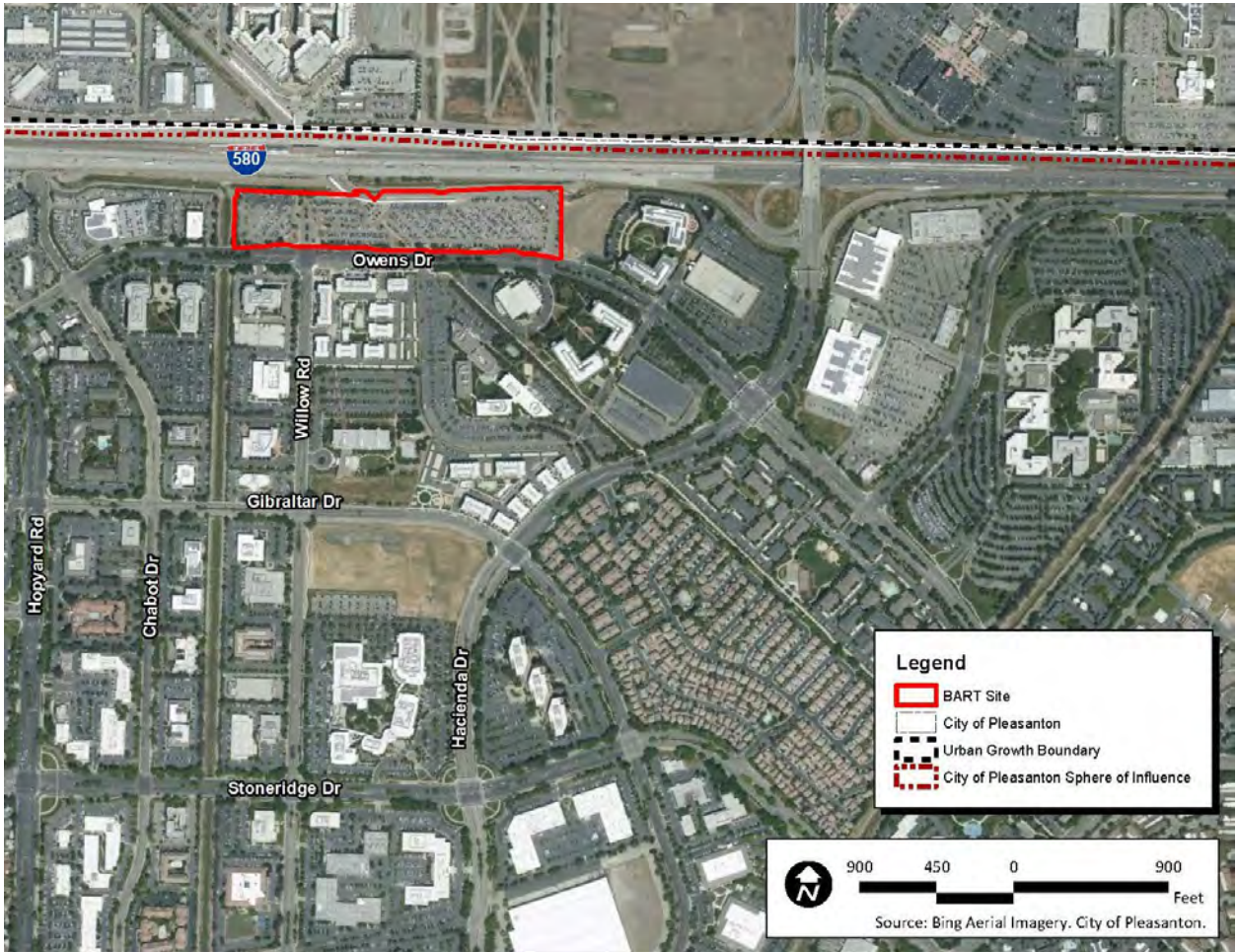


Figure 1: Dublin-Pleasanton BART Station Property

Research Status

FirstCarbon Solutions (FCS), consultant to Pleasanton, requested an AB52 and SB18 Tribal Consultation List and search of the Sacred Lands File maintained by the Native American

¹ The 2015-2023 (5th Cycle) Housing Element assumed 249 units at the property. Pursuant to AB 2923, and as evaluated in this Program EIR, the property would have a density of 75 dwelling unit/acre (du/acre), resulting in a total of 563 potential units, or 314 additional units to what was evaluated in the Final Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings.

Heritage Commission (NAHC) on February 25, 2022. On March 6, 2022, a response was received from the NAHC, indicating the results of the Sacred Lands search were negative. The list included the names and contact information of 14 tribal representatives, including yourself, that may be interested in consulting on the project pursuant to AB52 and SB18.

Contact Information

Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Post Office Box 520
Pleasanton, CA 94556
Email: mcampbell@cityofpleasantonca.gov
Phone: 925.931.5610

If you have any specific information or questions regarding the Housing Element Update, please contact me by email, phone, or mail. This letter and preliminary project information serve as the initiation of AB52 and SB 18. Pursuant to SB 18, if the Muwekma Ohlone Indian Tribe of the SF Bay Area wishes to consult with the City of Pleasanton regarding the City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update, please indicate in writing via letter or email addressed to the lead contact provided above within 90 days (on or before July 19, 2022) and provide the name of the tribe's designated lead contact person. We would appreciate your assistance.

Sincerely,



Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Enclosed: NAHC Response Letter
Potential Sites for Rezoning Map

NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update Project, Alameda County

Dear Dr. DePietro:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
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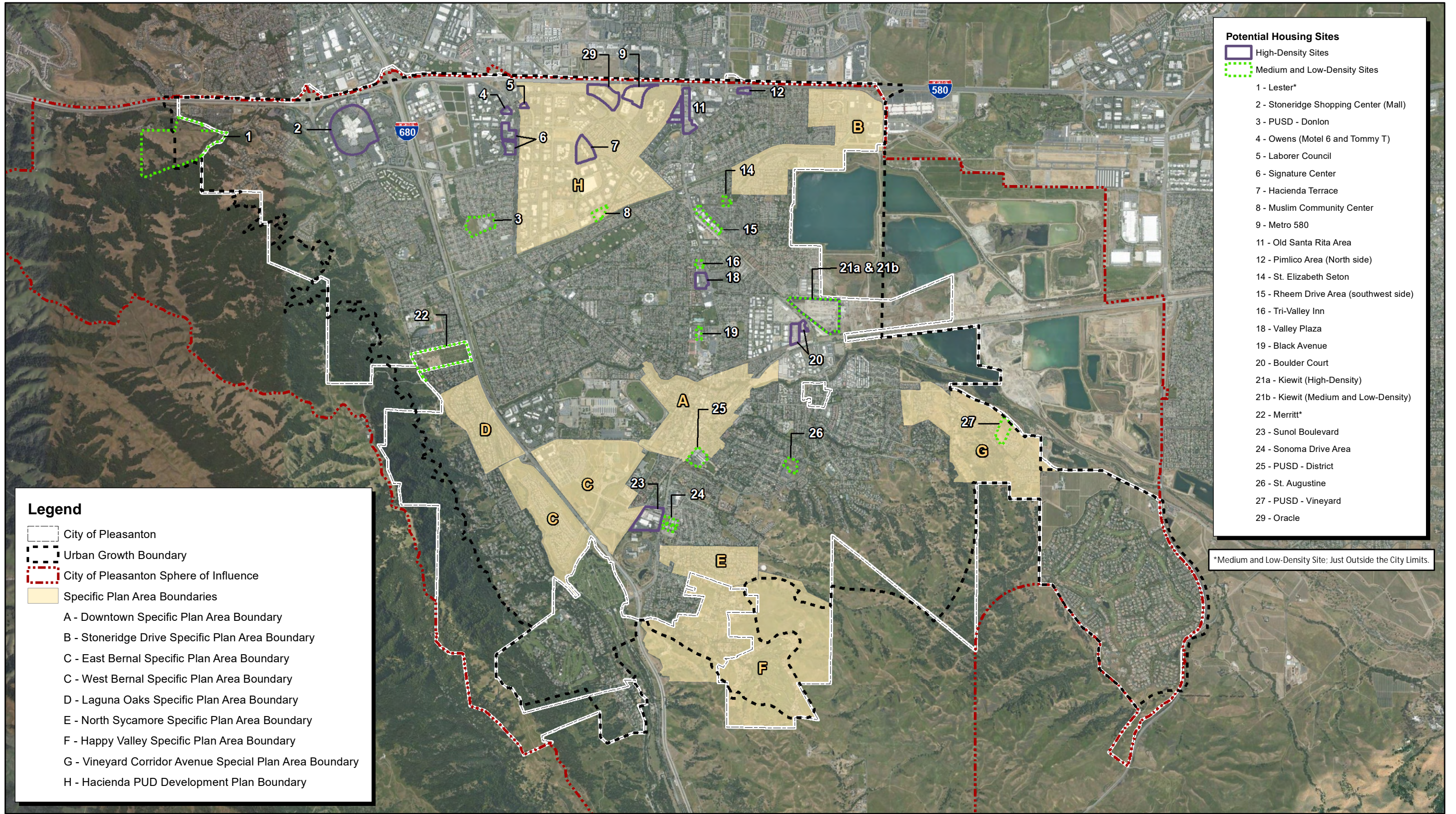
If you have any questions, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,



Cody Campagne
Cultural Resources Analyst

Attachment



- Potential Housing Sites**
- High-Density Sites
 - Medium and Low-Density Sites
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 - 2 - Stoneridge Shopping Center (Mall)
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 - 18 - Valley Plaza
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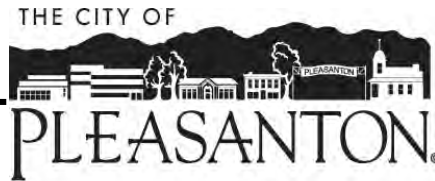
*Medium and Low-Density Site; Just Outside the City Limits.

- Legend**
- City of Pleasanton
 - Urban Growth Boundary
 - City of Pleasanton Sphere of Influence
 - Specific Plan Area Boundaries
- A - Downtown Specific Plan Area Boundary
 - B - Stoneridge Drive Specific Plan Area Boundary
 - C - East Bernal Specific Plan Area Boundary
 - C - West Bernal Specific Plan Area Boundary
 - D - Laguna Oaks Specific Plan Area Boundary
 - E - North Sycamore Specific Plan Area Boundary
 - F - Happy Valley Specific Plan Area Boundary
 - G - Vineyard Corridor Avenue Special Plan Area Boundary
 - H - Hacienda PUD Development Plan Boundary

Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Dahlton Brown, Director of Administration, Wilton Rancheria

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Dahlton Brown:

This letter is a formal notification of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update), which is subject to compliance with the California Environmental Quality Act (CEQA). The City of Pleasanton is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52) as well as Government Code Section 65351 Senate Bill (SB) 18. Accordingly, this letter provides a brief description of the Housing Element Update, its location, research status, and lead agency contact information.

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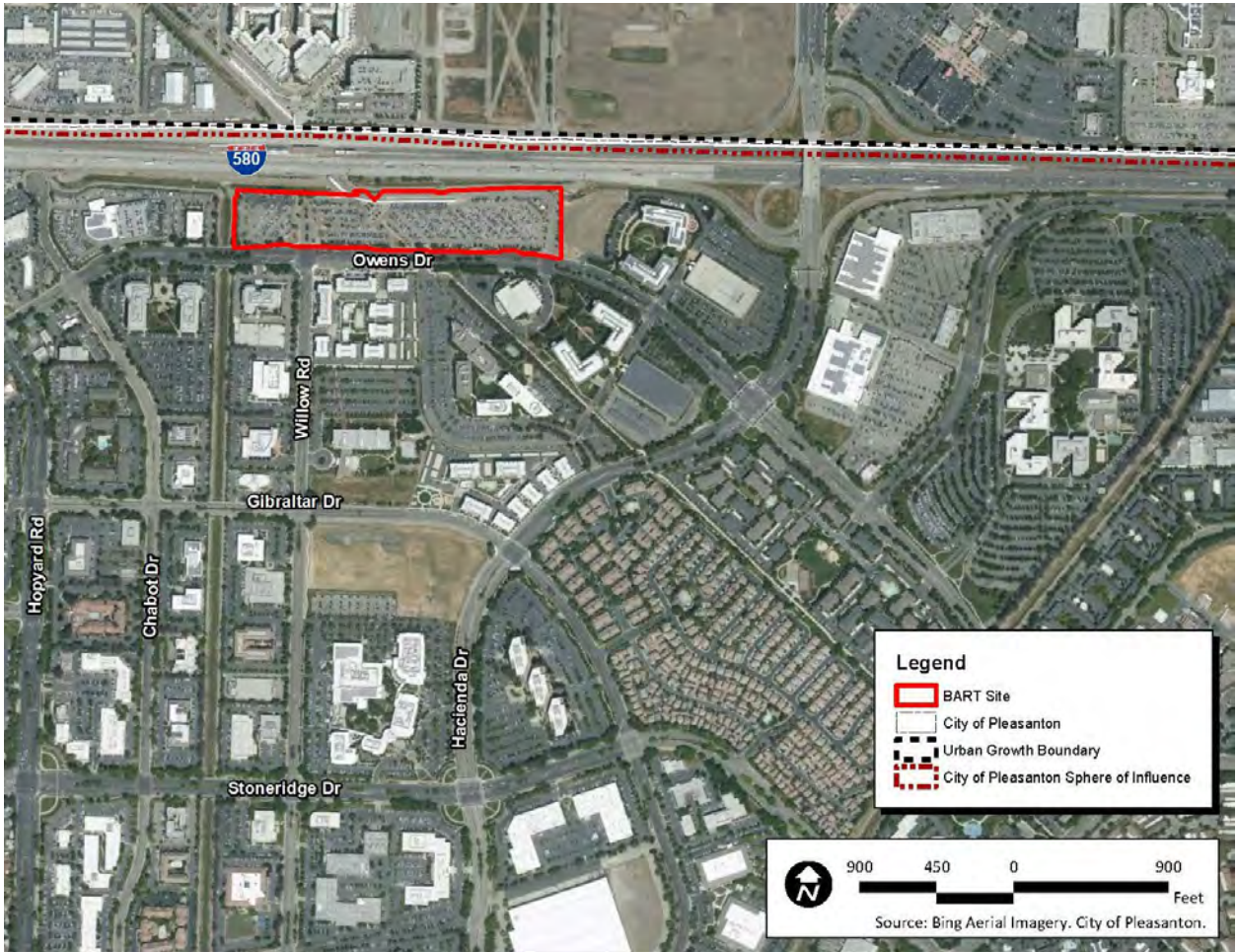


Figure 1: Dublin-Pleasanton BART Station Property

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Contact Information

Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Post Office Box 520
Pleasanton, CA 94556
Email: mcampbell@cityofpleasantonca.gov
Phone: 925.931.5610

If you have any specific information or questions regarding the Housing Element Update, please contact me by email, phone, or mail. This letter and preliminary project information serve as the initiation of AB52 and SB 18. Pursuant to SB 18, if the Wilton Rancheria wishes to consult with the City of Pleasanton regarding the City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update, please indicate in writing via letter or email addressed to the lead contact provided above within 90 days (on or before July 19, 2022) and provide the name of the tribe’s designated lead contact person. We would appreciate your assistance.

Sincerely,



Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Enclosed: NAHC Response Letter
Potential Sites for Rezoning Map

NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

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Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
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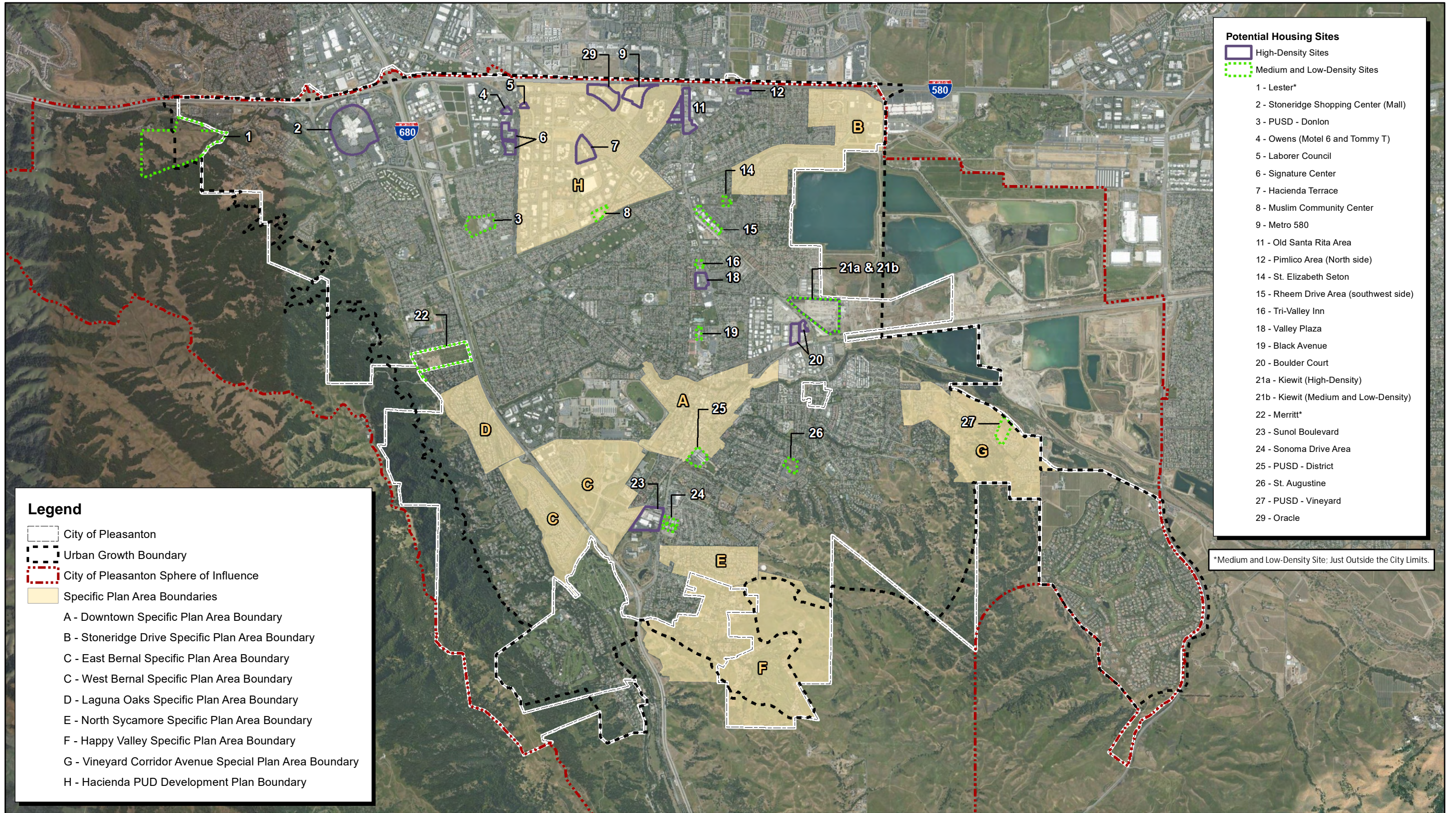
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Sincerely,



Cody Campagne
Cultural Resources Analyst

Attachment



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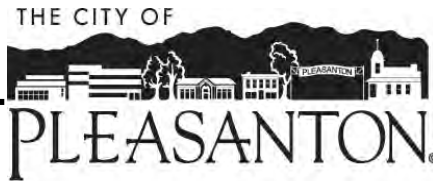
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Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Tony Cerda, Chairperson, Costanoan Rumsen Carmel Tribe

From: Megan Campbell, Associate Planner, Community Development Department,
City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle)
Housing Element Update

Dear Chairperson Cerda:

This letter is a formal notification of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update), which is subject to compliance with the California Environmental Quality Act (CEQA). The City of Pleasanton is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52) as well as Government Code Section 65351 Senate Bill (SB) 18. Accordingly, this letter provides a brief description of the Housing Element Update, its location, research status, and lead agency contact information.

Project Location and Description

Pleasanton is located in Alameda County, California, and is generally bound to the west by Pleasanton Ridgeland, to the north by Interstate 580 (I-580) and by the City of Dublin, to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore, and to the south by the San Francisco Water Department lands and other ridgeland.

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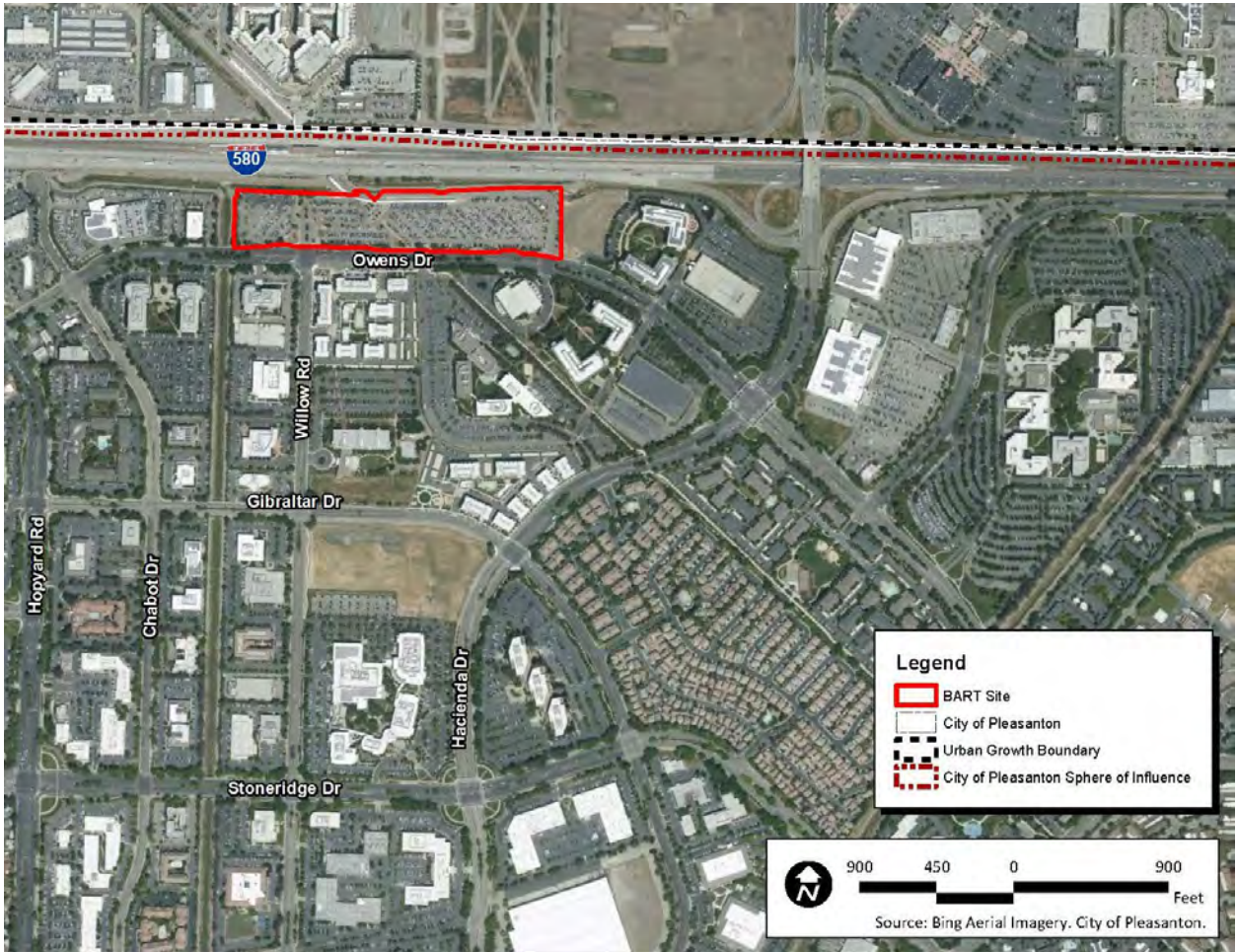


Figure 1: Dublin-Pleasanton BART Station Property

Research Status

FirstCarbon Solutions (FCS), consultant to Pleasanton, requested an AB52 and SB18 Tribal Consultation List and search of the Sacred Lands File maintained by the Native American

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Megan Campbell
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Enclosed: NAHC Response Letter
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NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update Project, Alameda County

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The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

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Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

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Isaac Bojorquez
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Kumeyaay

EXECUTIVE SECRETARY
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NAHC HEADQUARTERS
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(916) 373-3710
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All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

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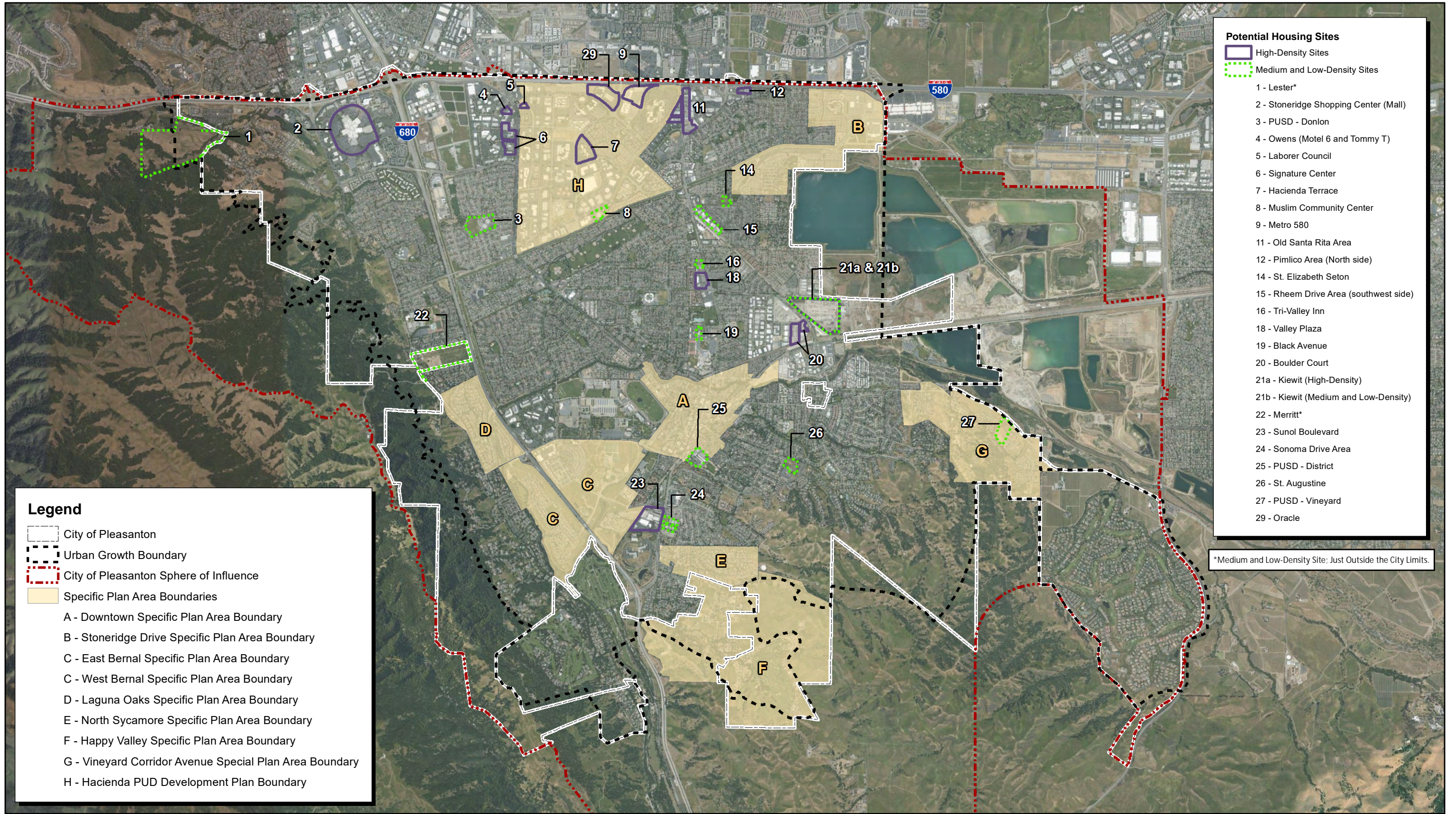
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Cody Campagne
Cultural Resources Analyst

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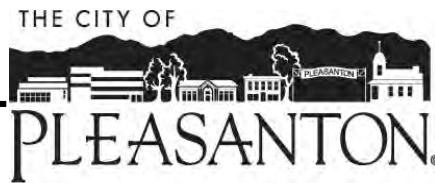
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Date: April 20, 2022

To: Andrew Galvan, The Ohlone Indian Tribe

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

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NATIVE AMERICAN HERITAGE COMMISSION

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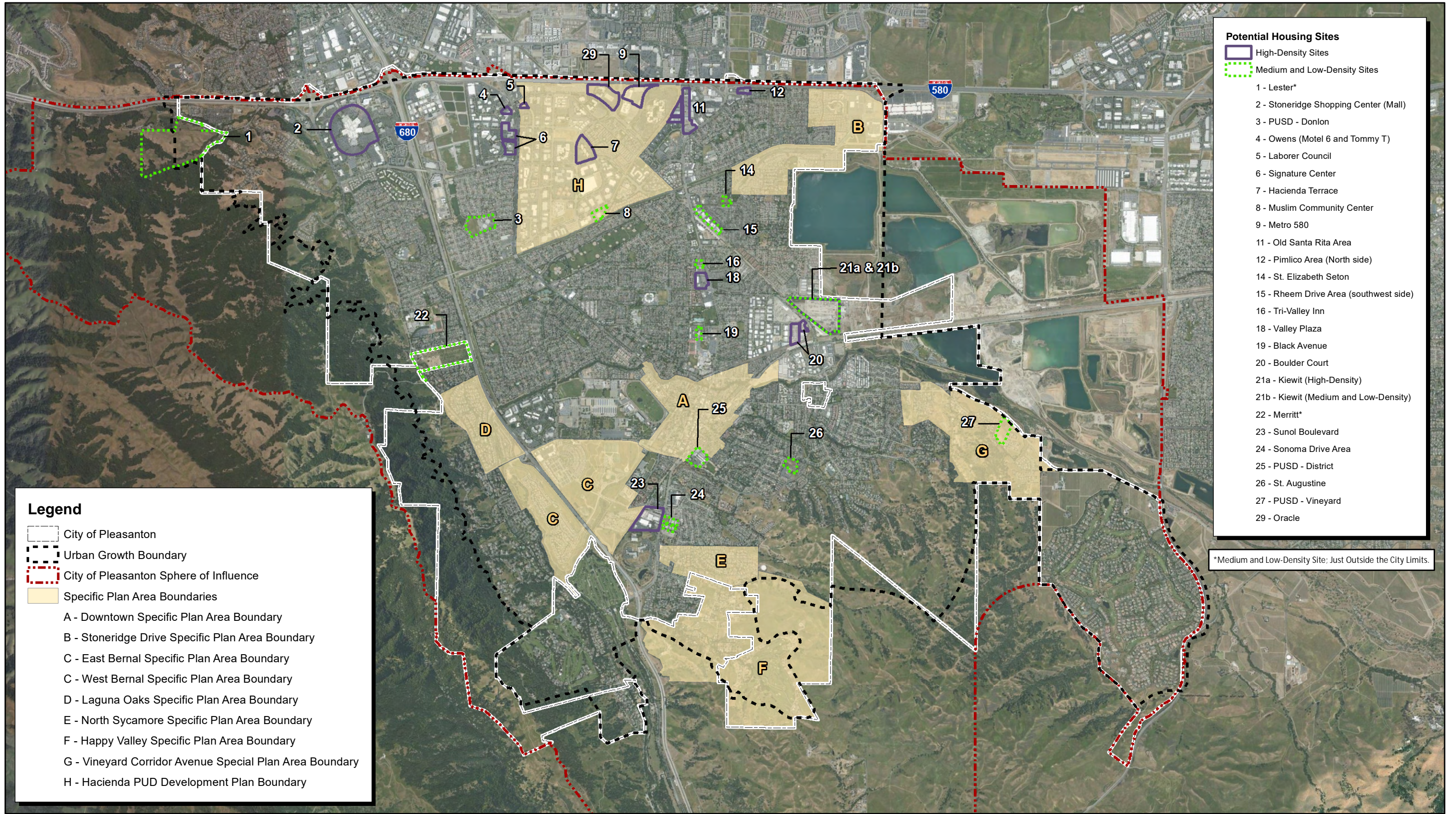
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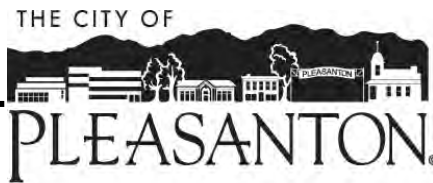
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Potential Sites for Rezoning



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From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

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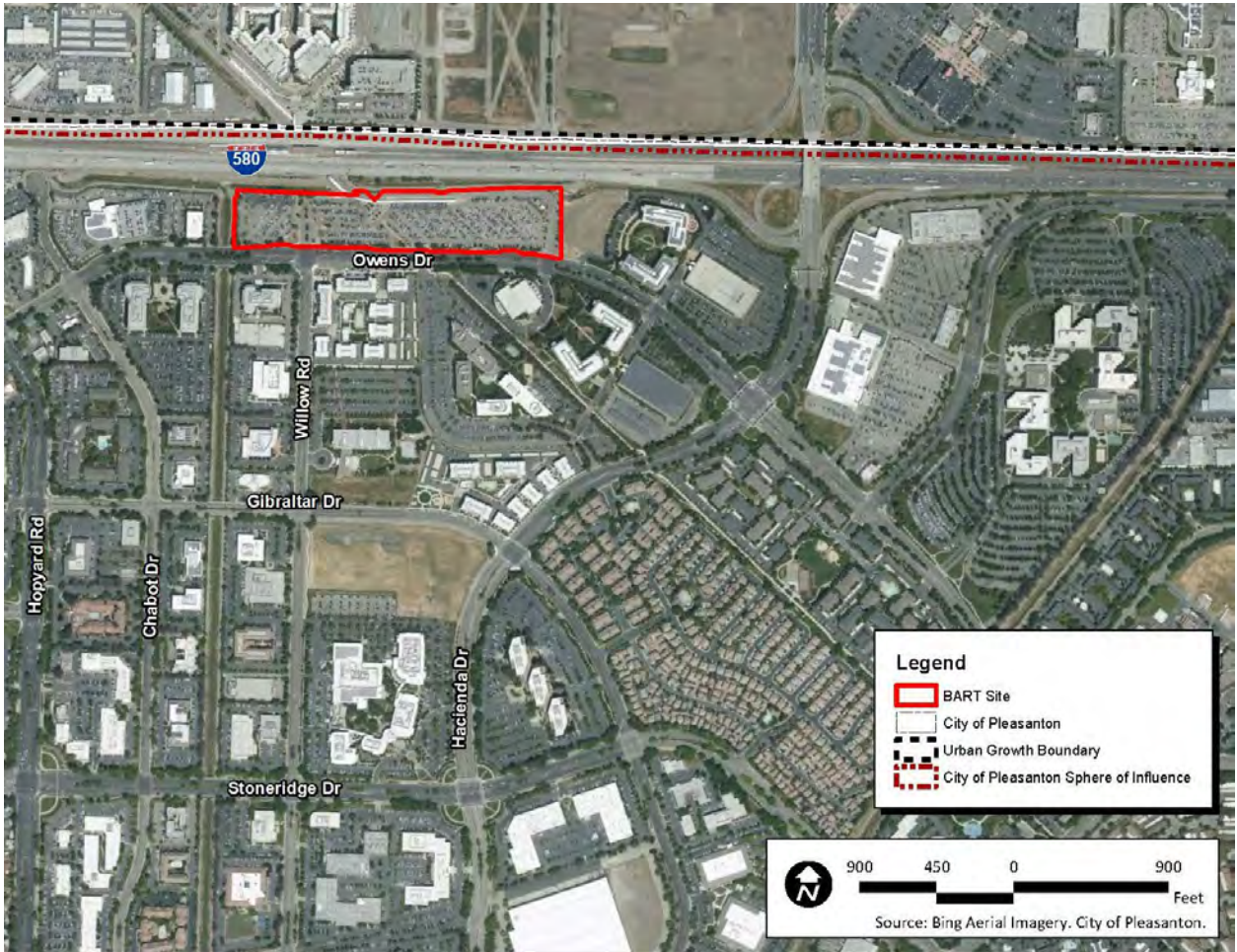


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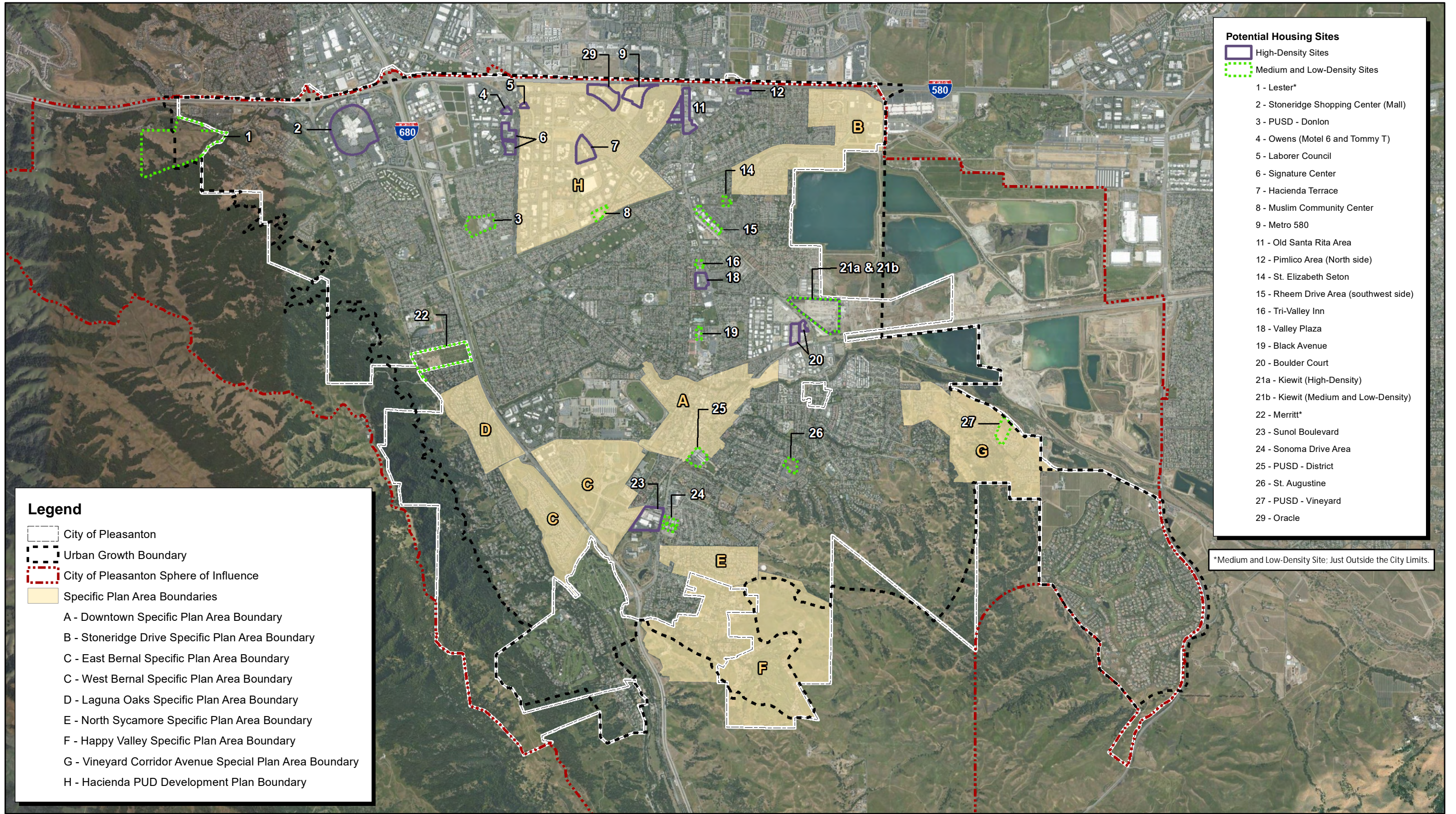
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Cody Campagne
Cultural Resources Analyst

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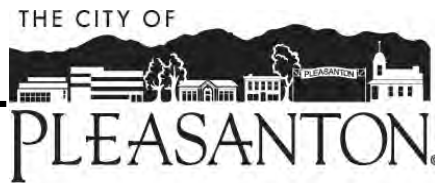
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*Medium and Low-Density Site; Just Outside the City Limits.

Source: Bing Aerial Imagery, City of Pleasanton.





Date: April 20, 2022

To: Steven Hutchason, THPO, Wilton Rancheria

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Steven Hutchason:

This letter is a formal notification of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update), which is subject to compliance with the California Environmental Quality Act (CEQA). The City of Pleasanton is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52) as well as Government Code Section 65351 Senate Bill (SB) 18. Accordingly, this letter provides a brief description of the Housing Element Update, its location, research status, and lead agency contact information.

Project Location and Description

Pleasanton is located in Alameda County, California, and is generally bound to the west by Pleasanton Ridgeland, to the north by Interstate 580 (I-580) and by the City of Dublin, to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore, and to the south by the San Francisco Water Department lands and other ridgeland.

The Pleasanton Sphere of Influence (SOI), which signifies the probable ultimate physical boundary and service area, includes 42.2 square miles (27,200 acres). The SOI includes lands incorporated within the City limits and unincorporated land, over which Alameda County has zoning and land use authority.

The Housing Element Update would result in rezoning of non-residential land on opportunity sites and the associated General Plan and Specific Plan Amendments to address the shortfall between the Regional Housing Needs Assessment (RHNA) and the existing residential capacity. In addition to the RHNA, the Housing Element Update includes several programs intended to improve the quality of the housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential governmental and non-governmental constraints to housing for lower-income households and persons with special needs.

Pleasanton has identified a total of 25 sites for potential rezoning. All these sites, aside from Sites 1 and 22, are located within the incorporated area. Site 22 is just outside of City limits, but within Pleasanton’s SOI and Urban Growth Boundary (UGB). Site 1 is also located just outside of City of Pleasanton’s limit lines; however, the western half of Site 1 is located just outside the UGB.

In addition, the Housing Element Update assumes an increased density at the Dublin-Pleasanton BART station property, shown in Figure 1, that would allow a incremental increase in allowable residential units (314 units).¹

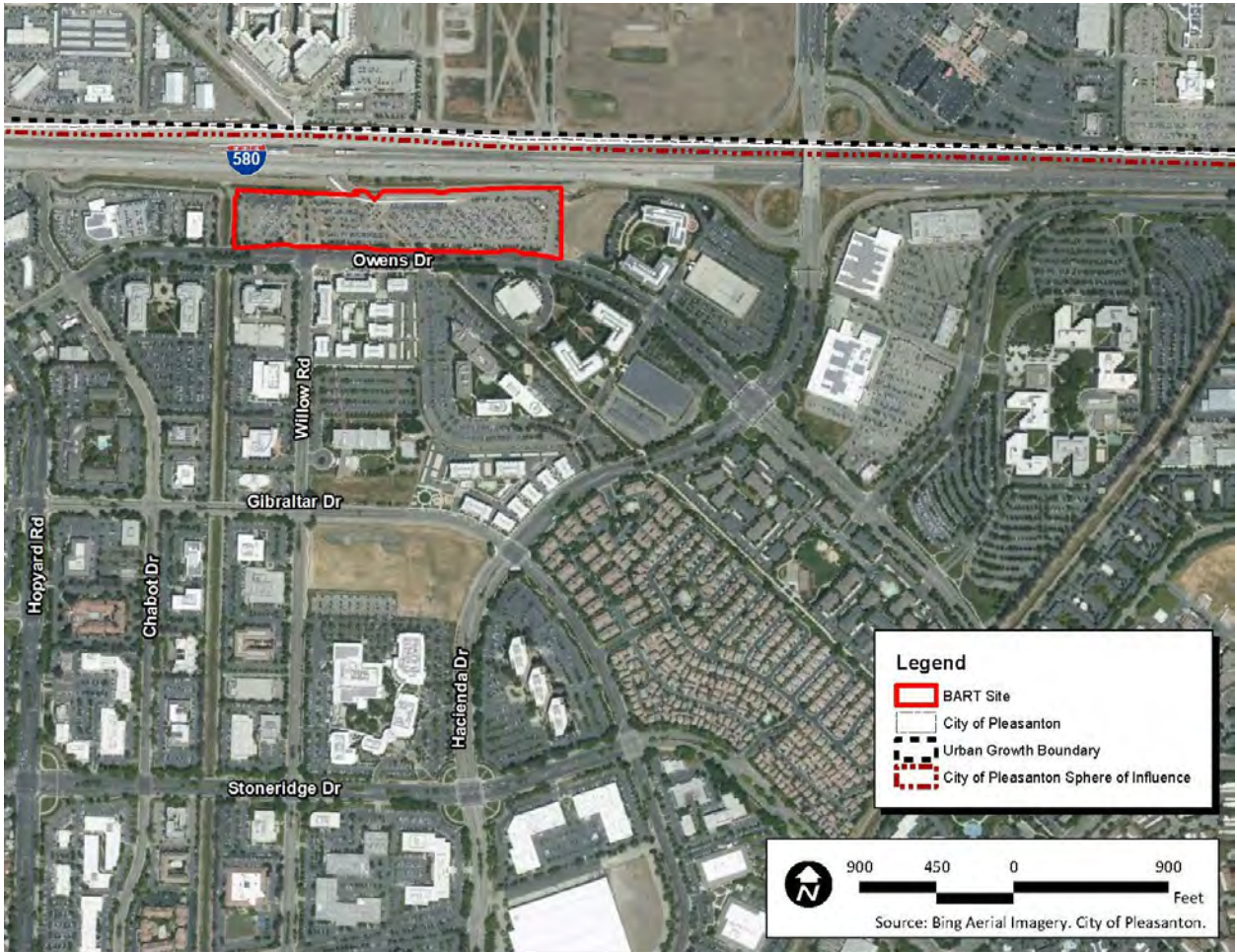


Figure 1: Dublin-Pleasanton BART Station Property

Research Status

FirstCarbon Solutions (FCS), consultant to Pleasanton, requested an AB52 and SB18 Tribal Consultation List and search of the Sacred Lands File maintained by the Native American

¹ The 2015-2023 (5th Cycle) Housing Element assumed 249 units at the property. Pursuant to AB 2923, and as evaluated in this Program EIR, the property would have a density of 75 dwelling unit/acre (du/acre), resulting in a total of 563 potential units, or 314 additional units to what was evaluated in the Final Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings.

Heritage Commission (NAHC) on February 25, 2022. On March 6, 2022, a response was received from the NAHC, indicating the results of the Sacred Lands search were negative. The list included the names and contact information of 14 tribal representatives, including yourself, that may be interested in consulting on the project pursuant to AB52 and SB18.

Contact Information

Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Post Office Box 520
Pleasanton, CA 94556
Email: mcampbell@cityofpleasantonca.gov
Phone: 925.931.5610

If you have any specific information or questions regarding the Housing Element Update, please contact me by email, phone, or mail. This letter and preliminary project information serve as the initiation of AB52 and SB 18. Pursuant to SB 18, if the Wilton Rancheria wishes to consult with the City of Pleasanton regarding the City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update, please indicate in writing via letter or email addressed to the lead contact provided above within 90 days (on or before July 19, 2022) and provide the name of the tribe’s designated lead contact person. We would appreciate your assistance.

Sincerely,



Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Enclosed: NAHC Response Letter
Potential Sites for Rezoning Map

NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update Project, Alameda County

Dear Dr. DePietro:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

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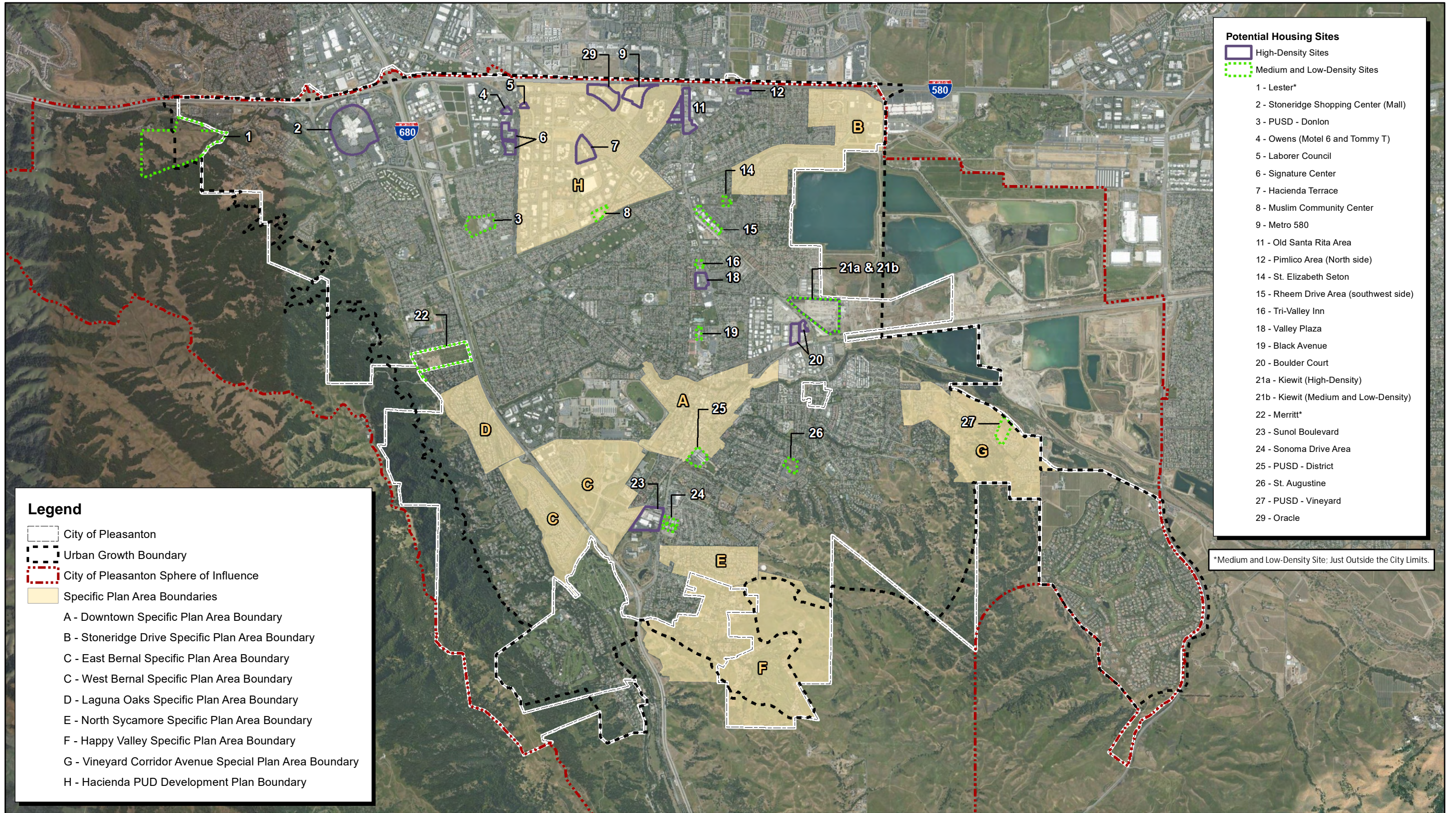
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Potential Housing Sites

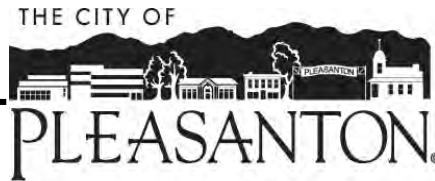
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Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Katherine Perez, Chairperson, North Valley Yokuts Tribe

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Chairperson Katherine Perez:

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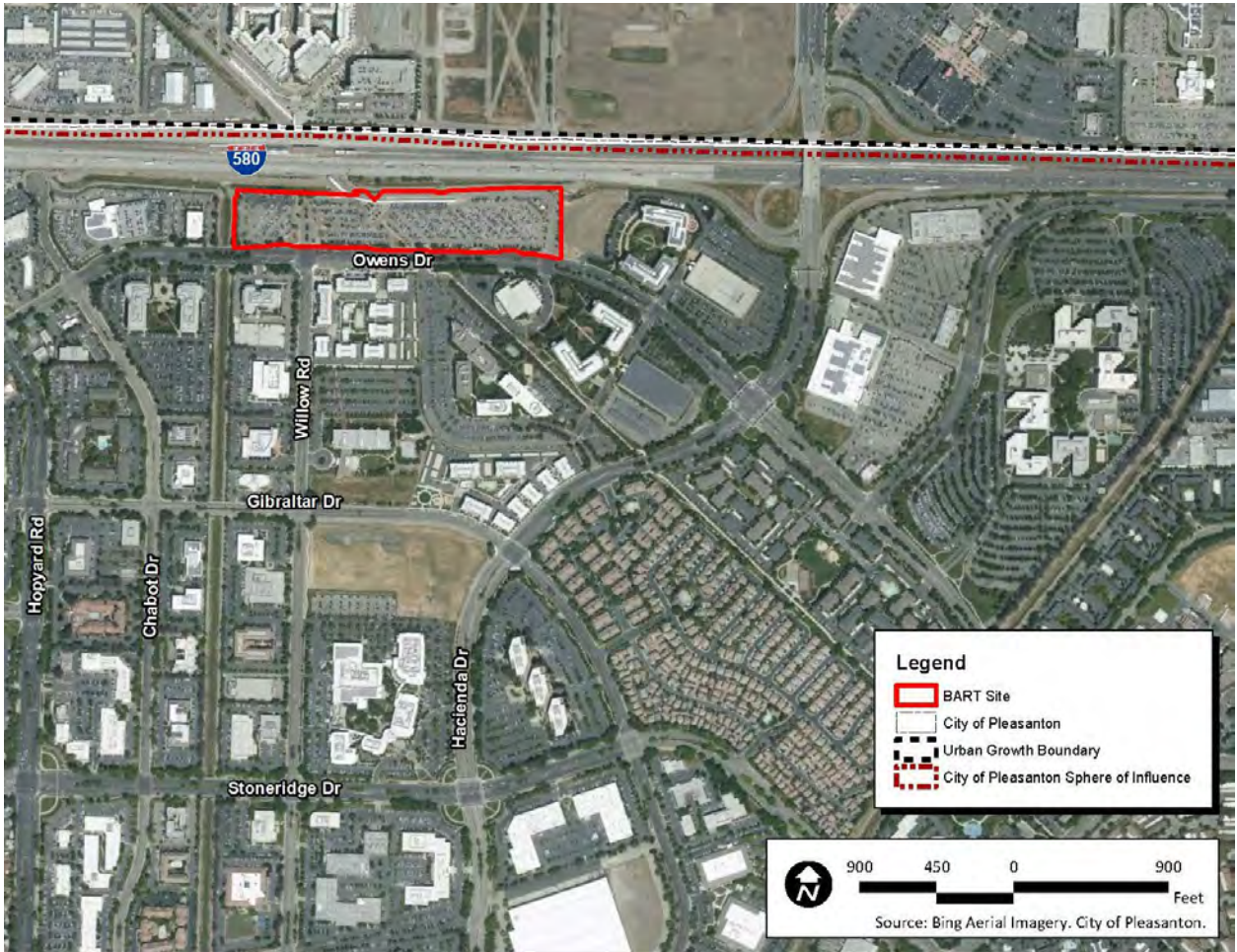


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Associate Planner
Community Development Department
City of Pleasanton

Post Office Box 520
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Email: mcampbell@cityofpleasantonca.gov
Phone: 925.931.5610

If you have any specific information or questions regarding the Housing Element Update, please contact me by email, phone, or mail. This letter and preliminary project information serve as the initiation of AB52 and SB 18. Pursuant to SB 18, if the North Valley Yokuts Tribe wishes to consult with the City of Pleasanton regarding the City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update, please indicate in writing via letter or email addressed to the lead contact provided above within 90 days (on or before July 19, 2022) and provide the name of the tribe’s designated lead contact person. We would appreciate your assistance.

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NATIVE AMERICAN HERITAGE COMMISSION

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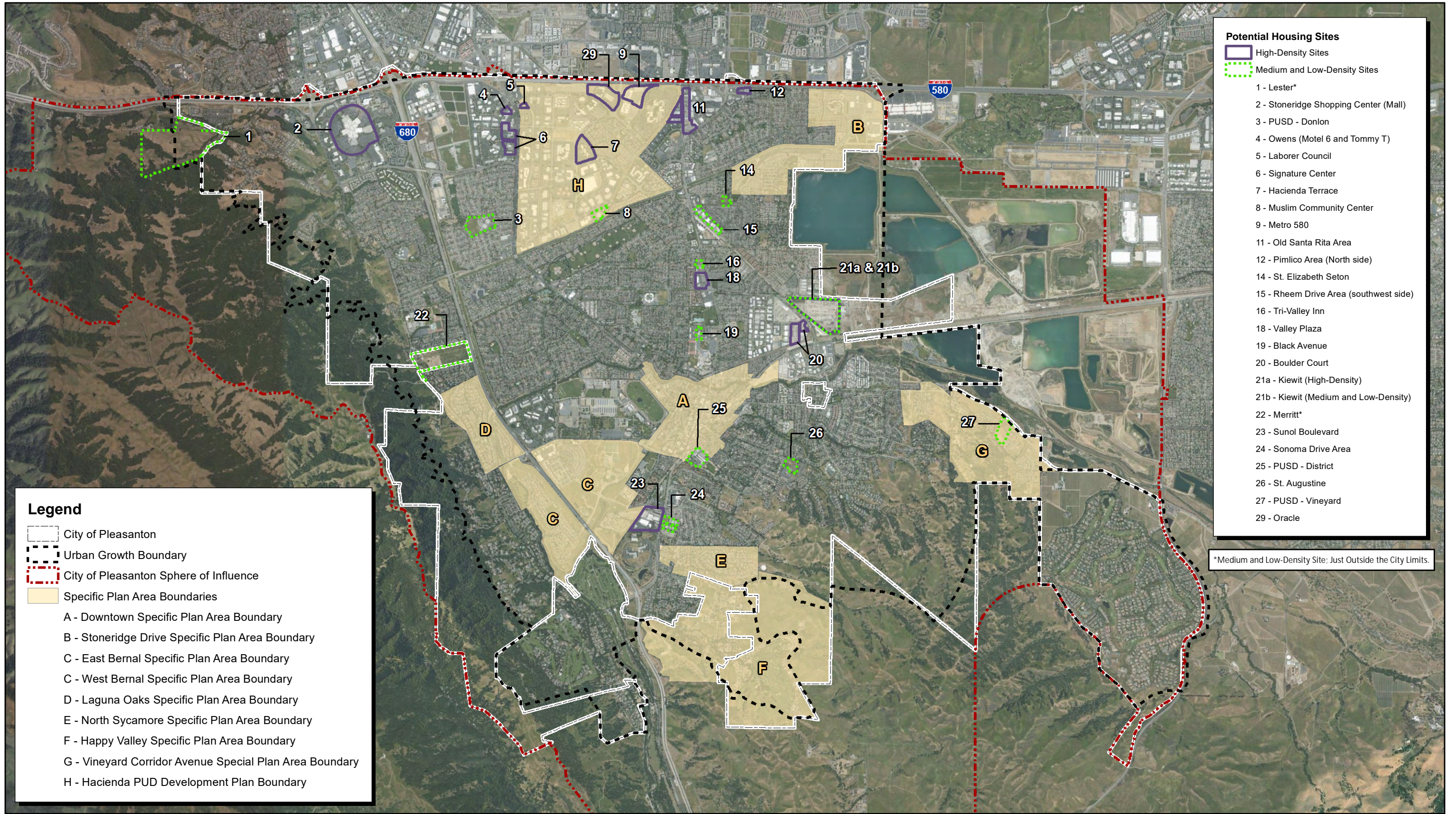
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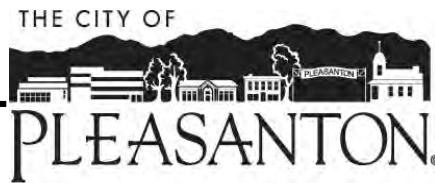
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*Medium and Low-Density Site; Just Outside the City Limits.

Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Charlene Nijmeh, Chairperson, Muwekma Ohlone Indian Tribe of the SF Bay Area

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Chairperson Charlene Nijmeh:

This letter is a formal notification of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update), which is subject to compliance with the California Environmental Quality Act (CEQA). The City of Pleasanton is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52) as well as Government Code Section 65351 Senate Bill (SB) 18. Accordingly, this letter provides a brief description of the Housing Element Update, its location, research status, and lead agency contact information.

Project Location and Description

Pleasanton is located in Alameda County, California, and is generally bound to the west by Pleasanton Ridgeland, to the north by Interstate 580 (I-580) and by the City of Dublin, to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore, and to the south by the San Francisco Water Department lands and other ridgeland.

The Pleasanton Sphere of Influence (SOI), which signifies the probable ultimate physical boundary and service area, includes 42.2 square miles (27,200 acres). The SOI includes lands incorporated within the City limits and unincorporated land, over which Alameda County has zoning and land use authority.

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In addition, the Housing Element Update assumes an increased density at the Dublin-Pleasanton BART station property, shown in Figure 1, that would allow a incremental increase in allowable residential units (314 units).¹



Figure 1: Dublin-Pleasanton BART Station Property

Research Status

FirstCarbon Solutions (FCS), consultant to Pleasanton, requested an AB52 and SB18 Tribal Consultation List and search of the Sacred Lands File maintained by the Native American

¹ The 2015-2023 (5th Cycle) Housing Element assumed 249 units at the property. Pursuant to AB 2923, and as evaluated in this Program EIR, the property would have a density of 75 dwelling unit/acre (du/acre), resulting in a total of 563 potential units, or 314 additional units to what was evaluated in the Final Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings.

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Associate Planner
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Megan Campbell
Associate Planner
Community Development Department
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Enclosed: NAHC Response Letter
Potential Sites for Rezoning Map

NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update Project, Alameda County

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The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

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Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

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Isaac Bojorquez
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COMMISSIONER
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Nomlaki

COMMISSIONER
Wayne Nelson
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COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
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All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

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Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

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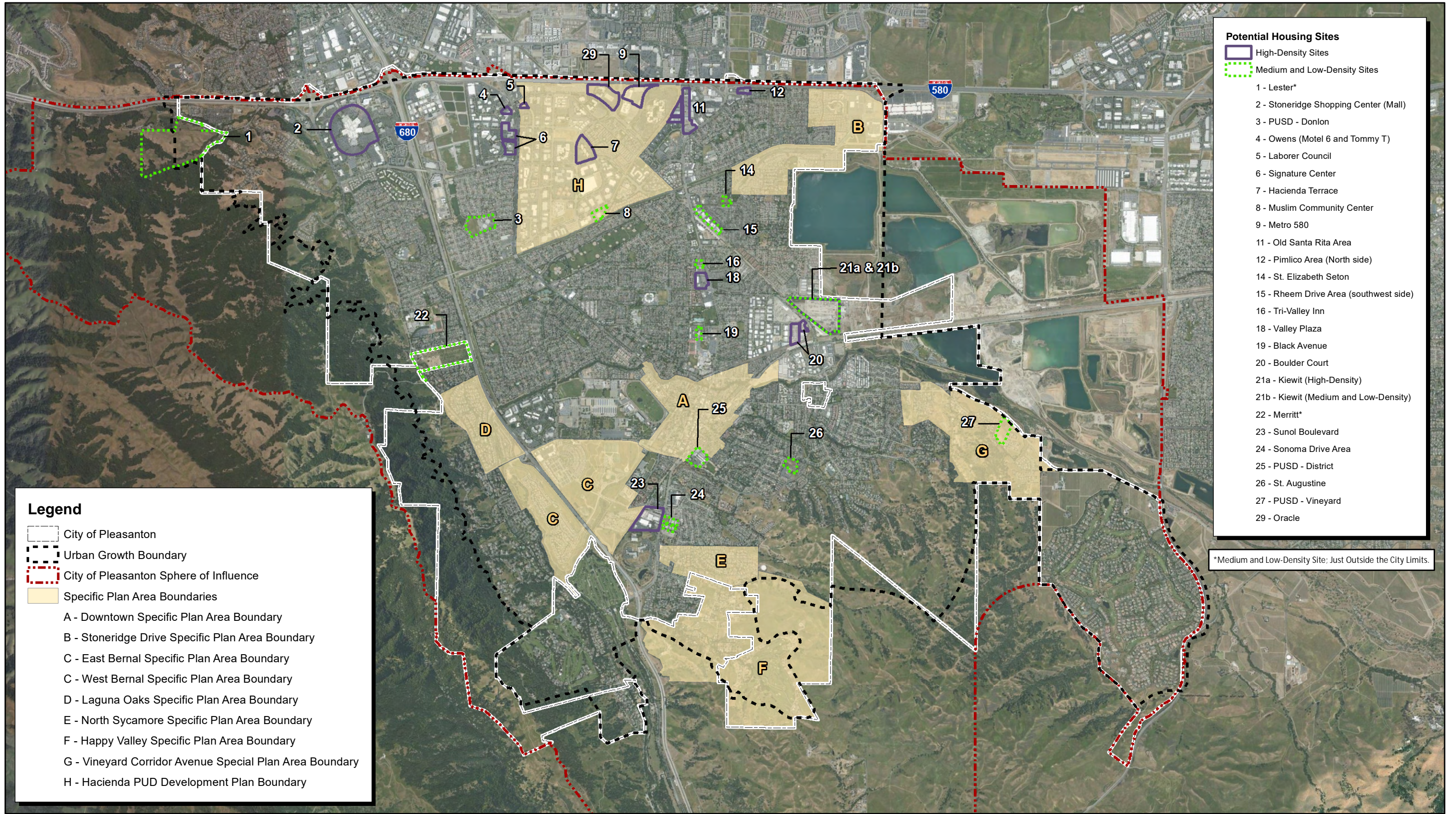
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Cody Campagne
Cultural Resources Analyst

Attachment



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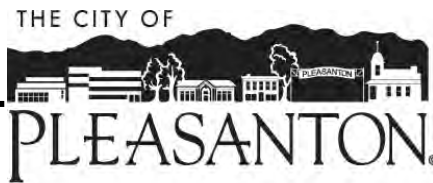
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Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Ann Marie Sayers, Chairperson, Indian Canyon Mutsun Band of Costanoan

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

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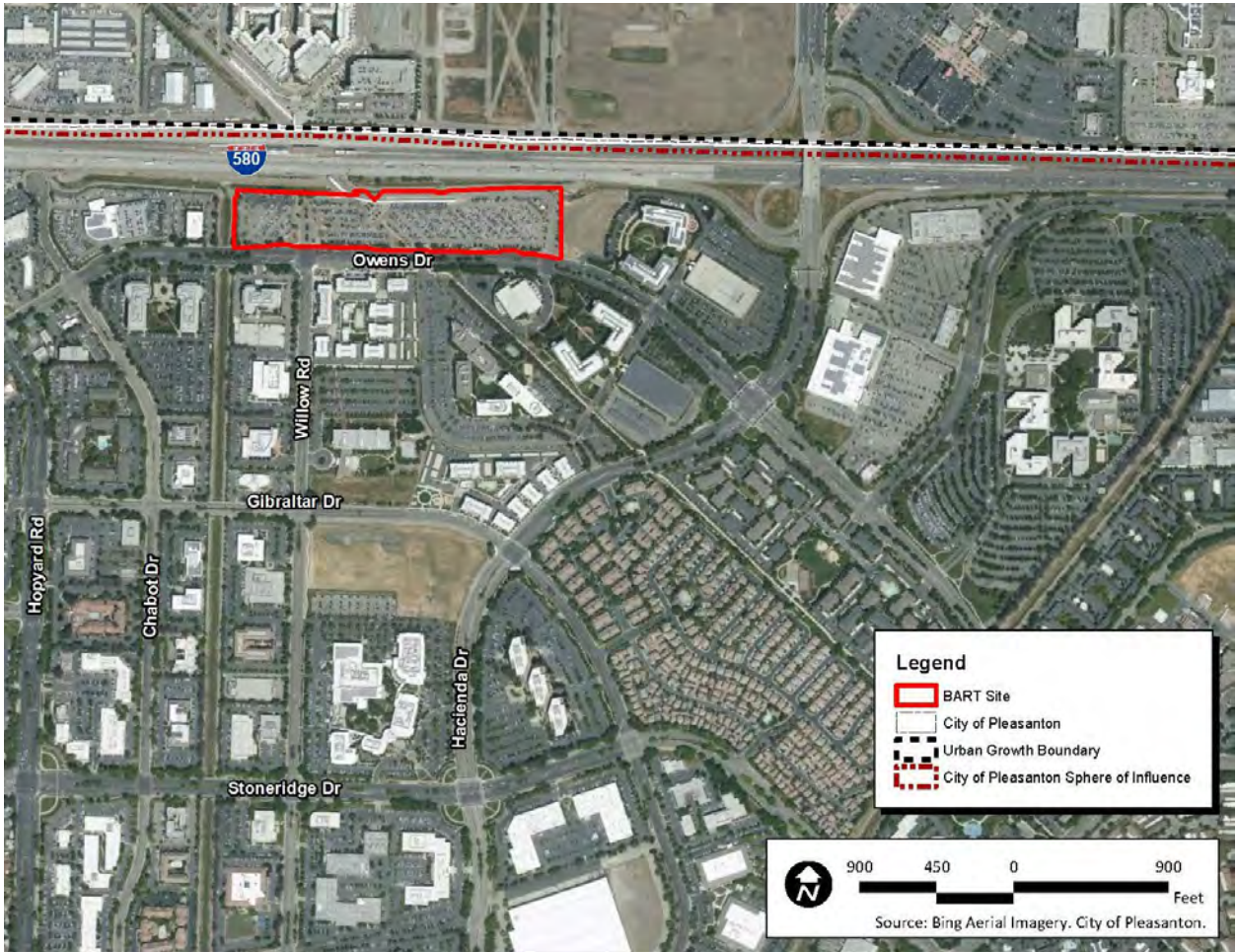


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NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

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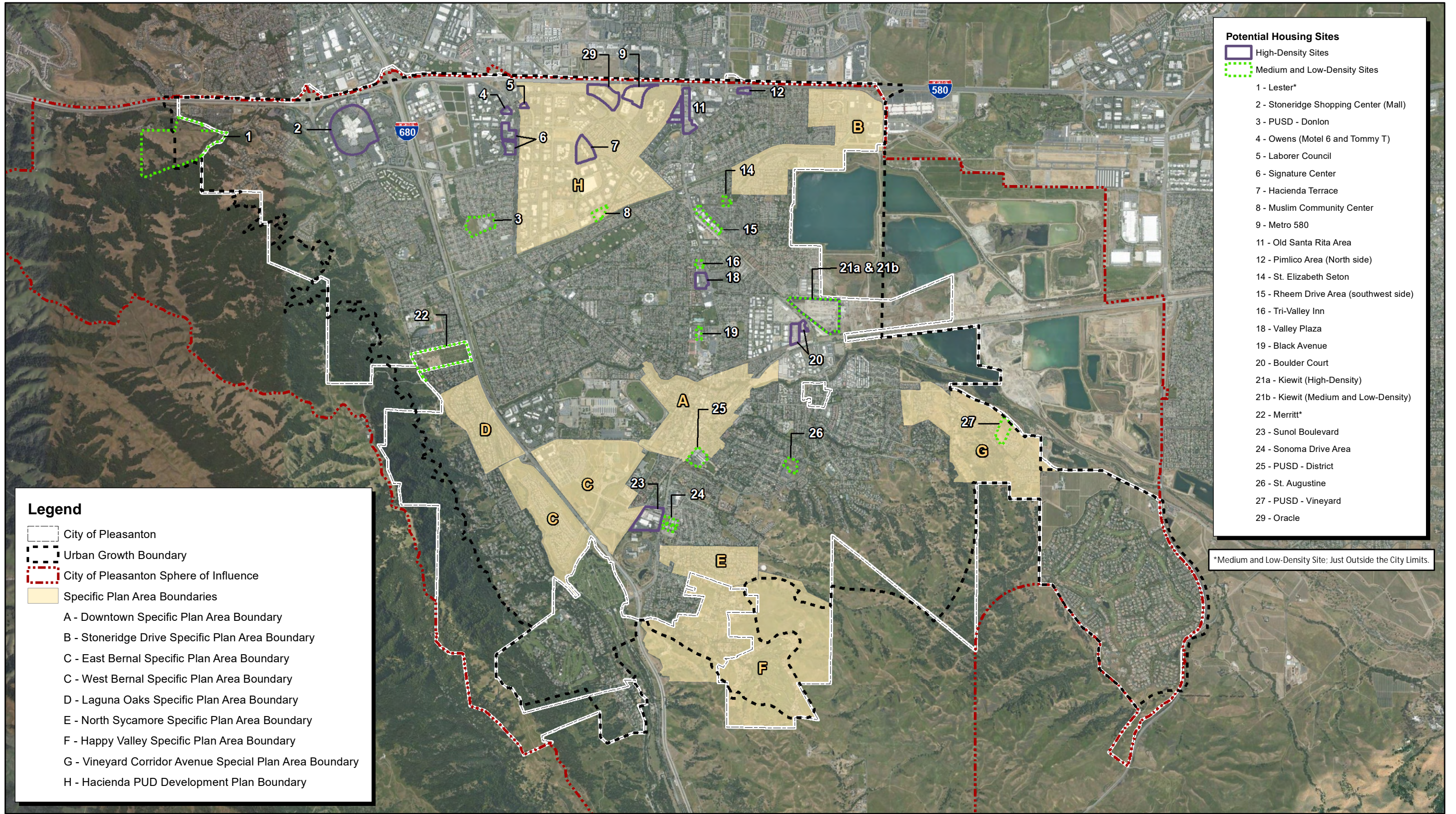
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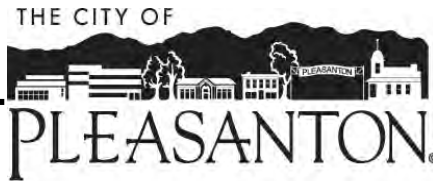
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Potential Sites for Rezoning



Date: April 20, 2022

To: Kanyon Sayers-Roods, MLD Contact, Indian Canyon Mutsun Band of Costanoan

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

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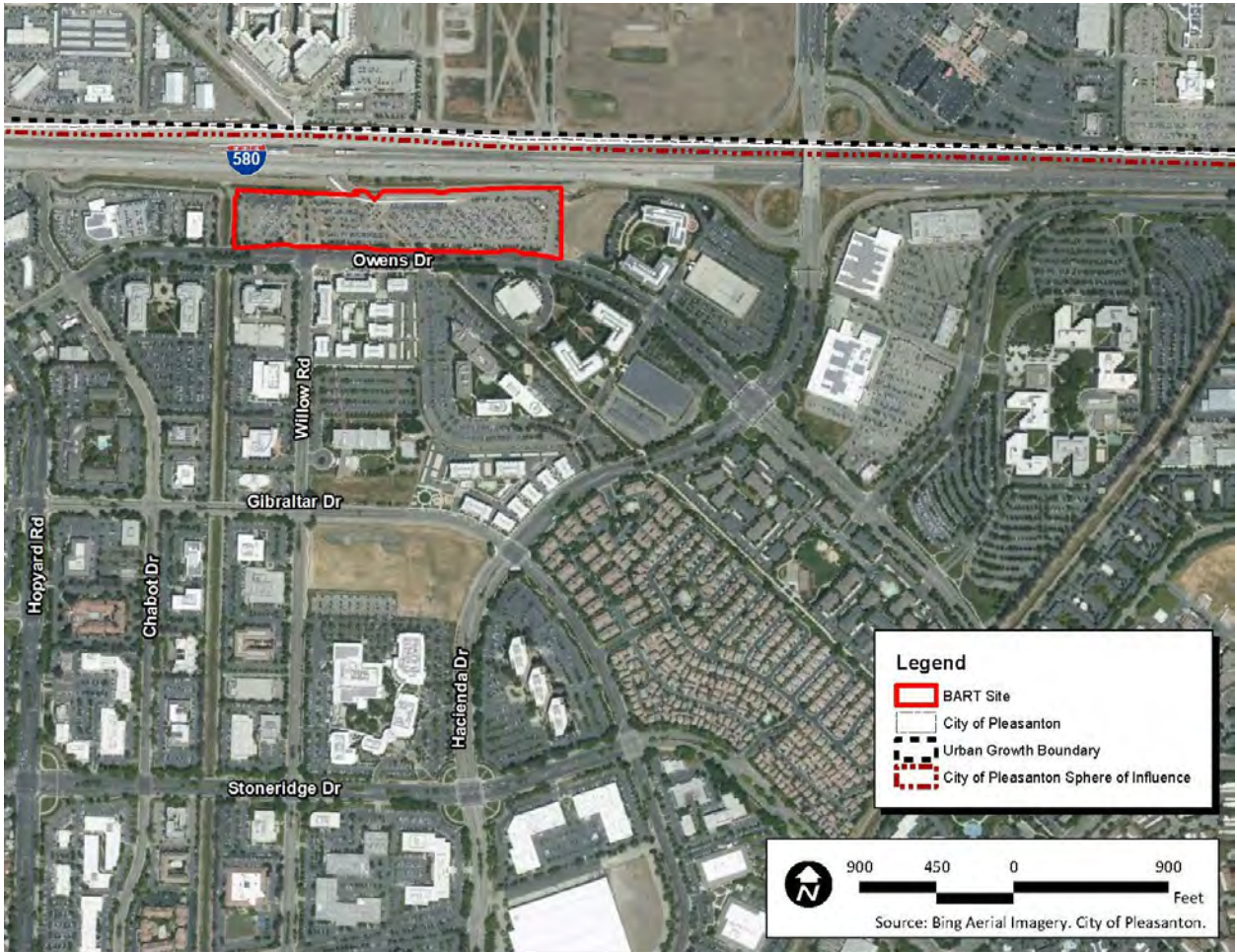


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The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

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All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

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4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

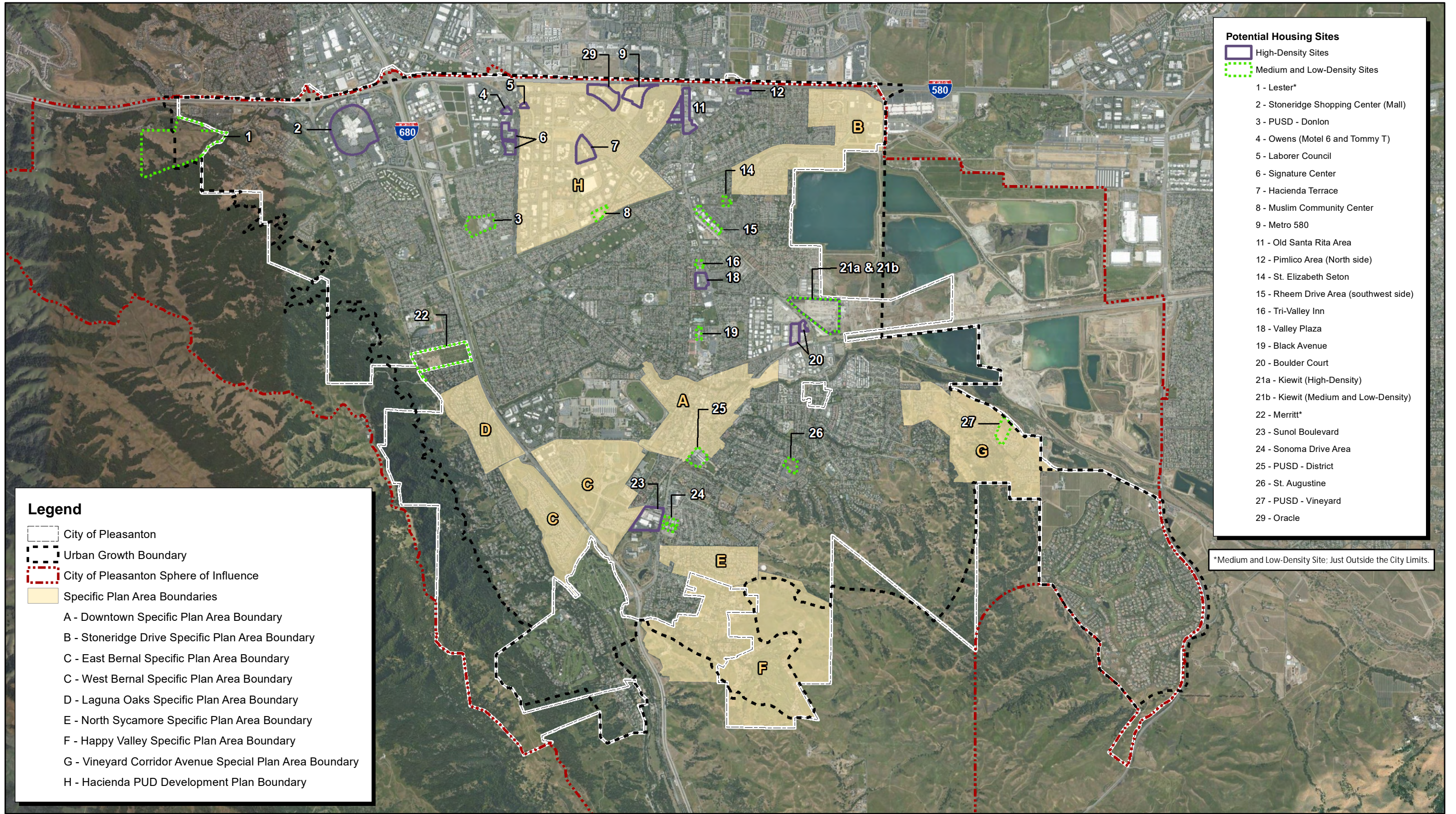
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Cody Campagne
Cultural Resources Analyst

Attachment



- Potential Housing Sites**
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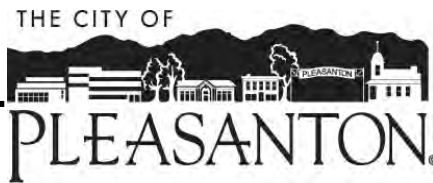
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Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Timothy Perez, North Valley Yokuts Tribe

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Timothy Perez:

This letter is a formal notification of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update), which is subject to compliance with the California Environmental Quality Act (CEQA). The City of Pleasanton is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52) as well as Government Code Section 65351 Senate Bill (SB) 18. Accordingly, this letter provides a brief description of the Housing Element Update, its location, research status, and lead agency contact information.

Project Location and Description

Pleasanton is located in Alameda County, California, and is generally bound to the west by Pleasanton Ridgeland, to the north by Interstate 580 (I-580) and by the City of Dublin, to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore, and to the south by the San Francisco Water Department lands and other ridgeland.

The Pleasanton Sphere of Influence (SOI), which signifies the probable ultimate physical boundary and service area, includes 42.2 square miles (27,200 acres). The SOI includes lands incorporated within the City limits and unincorporated land, over which Alameda County has zoning and land use authority.

The Housing Element Update would result in rezoning of non-residential land on opportunity sites and the associated General Plan and Specific Plan Amendments to address the shortfall between the Regional Housing Needs Assessment (RHNA) and the existing residential capacity. In addition to the RHNA, the Housing Element Update includes several programs intended to improve the quality of the housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential governmental and non-governmental constraints to housing for lower-income households and persons with special needs.

Pleasanton has identified a total of 25 sites for potential rezoning. All these sites, aside from Sites 1 and 22, are located within the incorporated area. Site 22 is just outside of City limits, but within Pleasanton’s SOI and Urban Growth Boundary (UGB). Site 1 is also located just outside of City of Pleasanton’s limit lines; however, the western half of Site 1 is located just outside the UGB.

In addition, the Housing Element Update assumes an increased density at the Dublin-Pleasanton BART station property, shown in Figure 1, that would allow a incremental increase in allowable residential units (314 units).¹

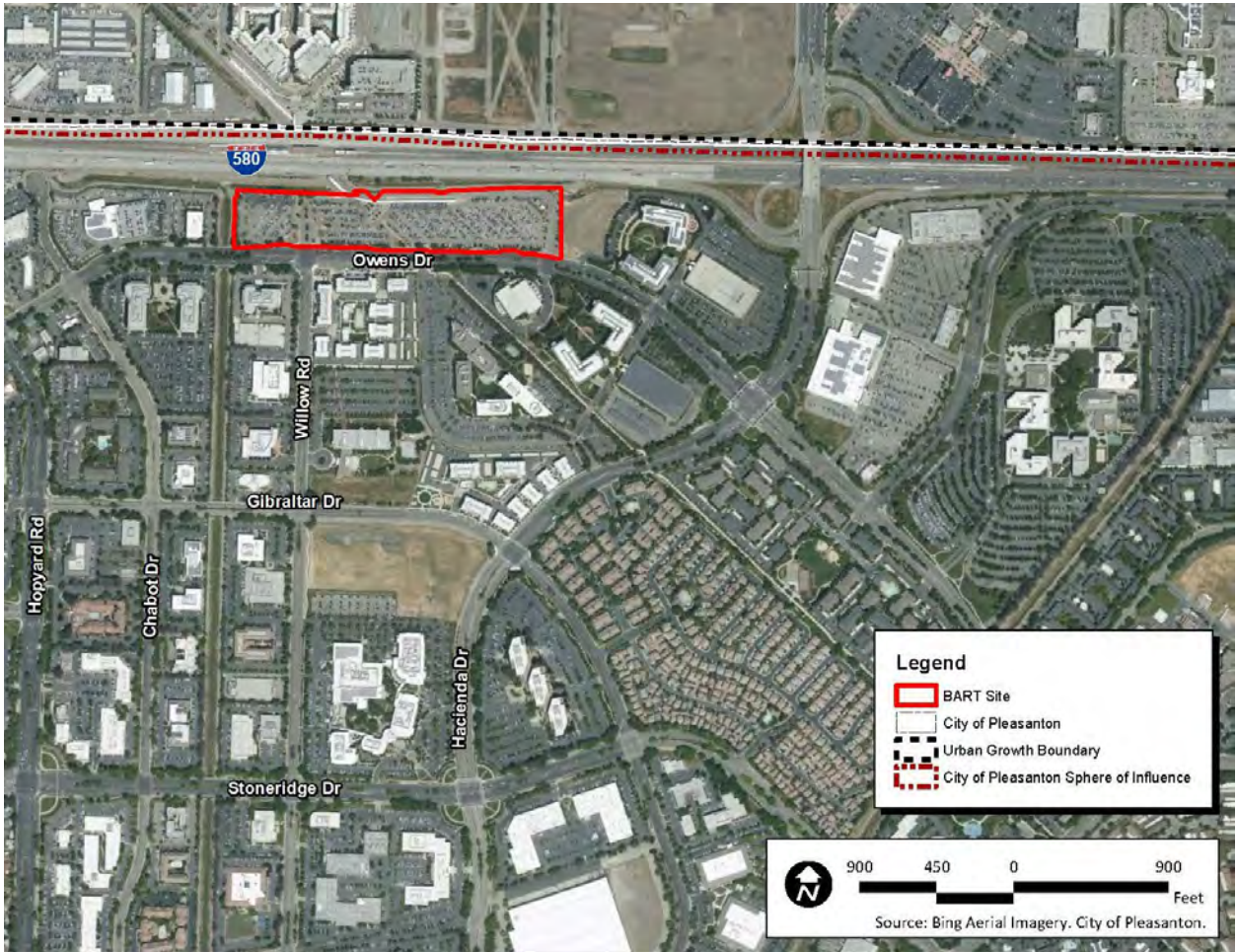


Figure 1: Dublin-Pleasanton BART Station Property

Research Status

FirstCarbon Solutions (FCS), consultant to Pleasanton, requested an AB52 and SB18 Tribal Consultation List and search of the Sacred Lands File maintained by the Native American

¹ The 2015-2023 (5th Cycle) Housing Element assumed 249 units at the property. Pursuant to AB 2923, and as evaluated in this Program EIR, the property would have a density of 75 dwelling unit/acre (du/acre), resulting in a total of 563 potential units, or 314 additional units to what was evaluated in the Final Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings.

Heritage Commission (NAHC) on February 25, 2022. On March 6, 2022, a response was received from the NAHC, indicating the results of the Sacred Lands search were negative. The list included the names and contact information of 14 tribal representatives, including yourself, that may be interested in consulting on the project pursuant to AB52 and SB18.

Contact Information

Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Post Office Box 520
Pleasanton, CA 94556
Email: mcampbell@cityofpleasantonca.gov
Phone: 925.931.5610

If you have any specific information or questions regarding the Housing Element Update, please contact me by email, phone, or mail. This letter and preliminary project information serve as the initiation of AB52 and SB 18. Pursuant to SB 18, if the North Valley Yokuts Tribe wishes to consult with the City of Pleasanton regarding the City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update, please indicate in writing via letter or email addressed to the lead contact provided above within 90 days (on or before July 19, 2022) and provide the name of the tribe’s designated lead contact person. We would appreciate your assistance.

Sincerely,



Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Enclosed: NAHC Response Letter
Potential Sites for Rezoning Map

NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update Project, Alameda County

Dear Dr. DePietro:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or **mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a))** ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

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The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

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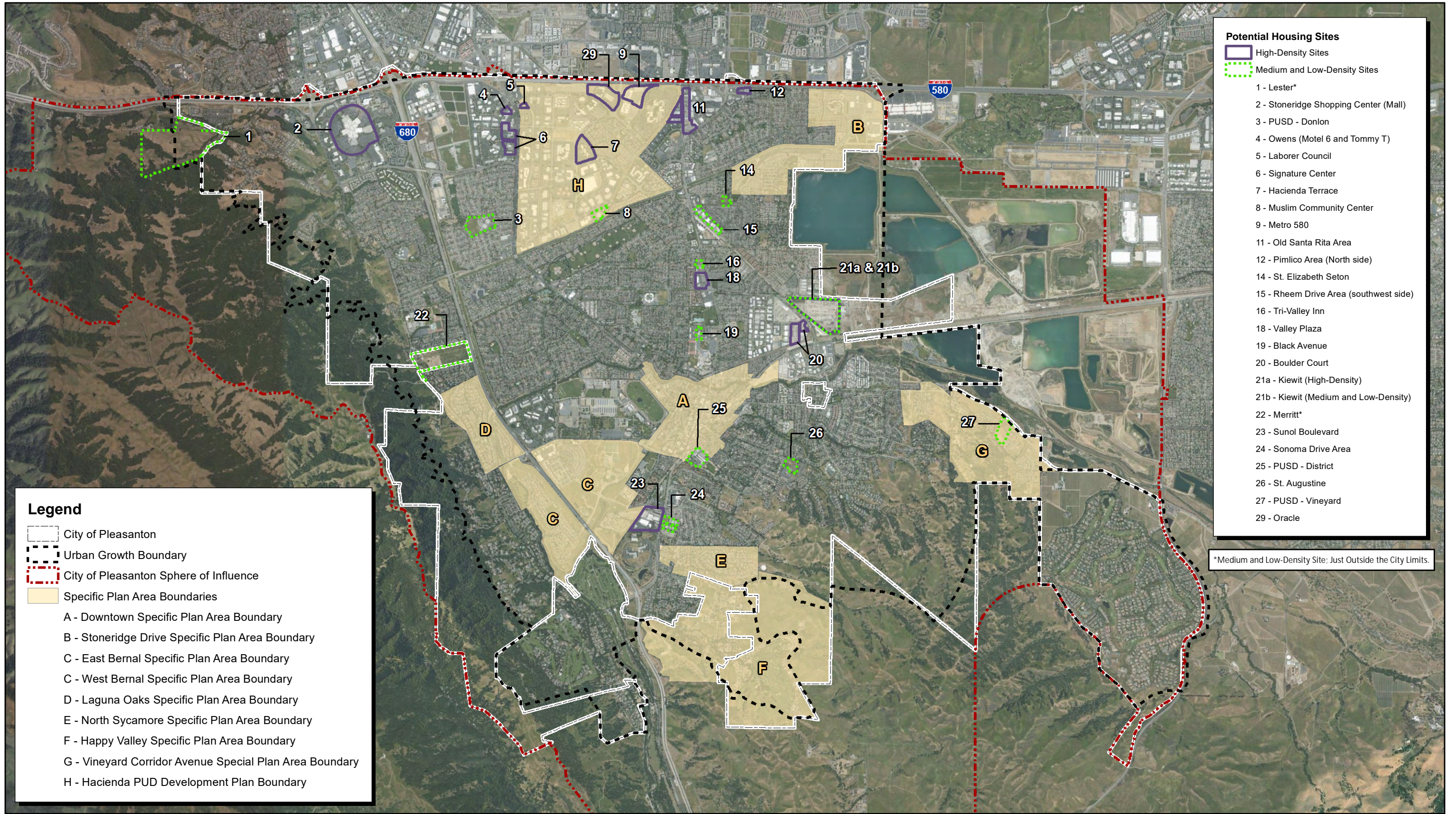
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Cody Campagne
Cultural Resources Analyst

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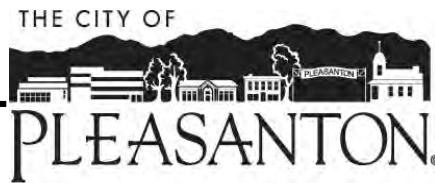
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Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Jesus Tarango, Chairperson, Wilton Rancheria

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Chairperson Jesus Tarango:

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Pleasanton is located in Alameda County, California, and is generally bound to the west by Pleasanton Ridgeland, to the north by Interstate 580 (I-580) and by the City of Dublin, to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore, and to the south by the San Francisco Water Department lands and other ridgeland.

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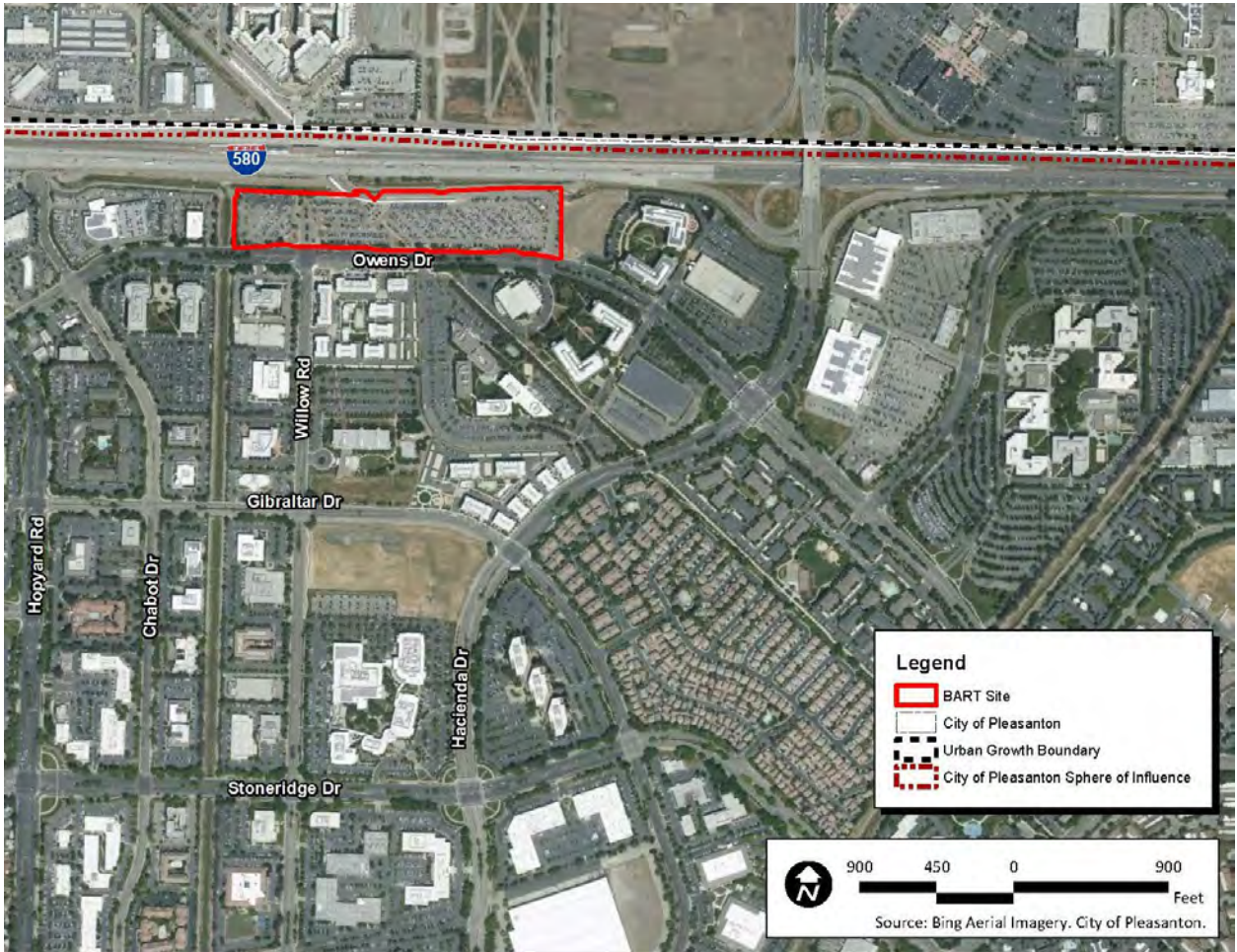


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FirstCarbon Solutions (FCS), consultant to Pleasanton, requested an AB52 and SB18 Tribal Consultation List and search of the Sacred Lands File maintained by the Native American

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Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Post Office Box 520
Pleasanton, CA 94556
Email: mcampbell@cityofpleasantonca.gov
Phone: 925.931.5610

If you have any specific information or questions regarding the Housing Element Update, please contact me by email, phone, or mail. This letter and preliminary project information serve as the initiation of AB52 and SB 18. Pursuant to SB 18, if the Wilton Rancheria wishes to consult with the City of Pleasanton regarding the City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update, please indicate in writing via letter or email addressed to the lead contact provided above within 90 days (on or before July 19, 2022) and provide the name of the tribe's designated lead contact person. We would appreciate your assistance.

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Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Enclosed: NAHC Response Letter
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NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

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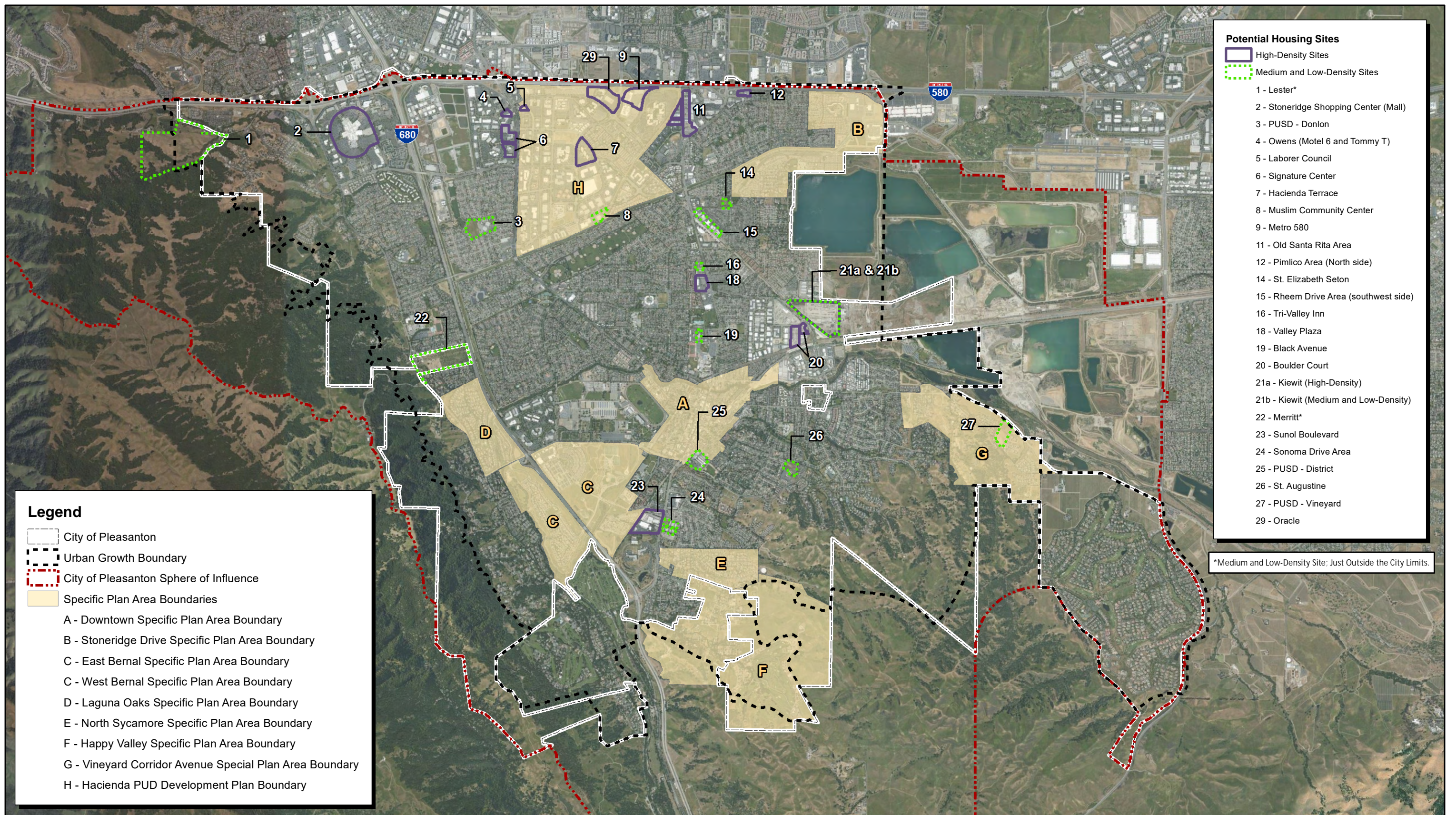
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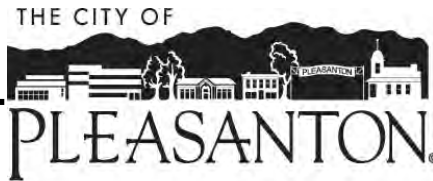
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 - H - Hacienda PUD Development Plan Boundary

Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Kenneth Woodrow, Wuksache Indian Tribe/Eshom Valley Band

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Kenneth Woodrow:

This letter is a formal notification of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update), which is subject to compliance with the California Environmental Quality Act (CEQA). The City of Pleasanton is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52) as well as Government Code Section 65351 Senate Bill (SB) 18. Accordingly, this letter provides a brief description of the Housing Element Update, its location, research status, and lead agency contact information.

Project Location and Description

Pleasanton is located in Alameda County, California, and is generally bound to the west by Pleasanton Ridgeland, to the north by Interstate 580 (I-580) and by the City of Dublin, to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore, and to the south by the San Francisco Water Department lands and other ridgeland.

The Pleasanton Sphere of Influence (SOI), which signifies the probable ultimate physical boundary and service area, includes 42.2 square miles (27,200 acres). The SOI includes lands incorporated within the City limits and unincorporated land, over which Alameda County has zoning and land use authority.

The Housing Element Update would result in rezoning of non-residential land on opportunity sites and the associated General Plan and Specific Plan Amendments to address the shortfall between the Regional Housing Needs Assessment (RHNA) and the existing residential capacity. In addition to the RHNA, the Housing Element Update includes several programs intended to improve the quality of the housing inventory, conserve existing neighborhoods, increase housing affordability, and remove potential governmental and non-governmental constraints to housing for lower-income households and persons with special needs.

Pleasanton has identified a total of 25 sites for potential rezoning. All these sites, aside from Sites 1 and 22, are located within the incorporated area. Site 22 is just outside of City limits, but within Pleasanton’s SOI and Urban Growth Boundary (UGB). Site 1 is also located just outside of City of Pleasanton’s limit lines; however, the western half of Site 1 is located just outside the UGB.

In addition, the Housing Element Update assumes an increased density at the Dublin-Pleasanton BART station property, shown in Figure 1, that would allow a incremental increase in allowable residential units (314 units).¹

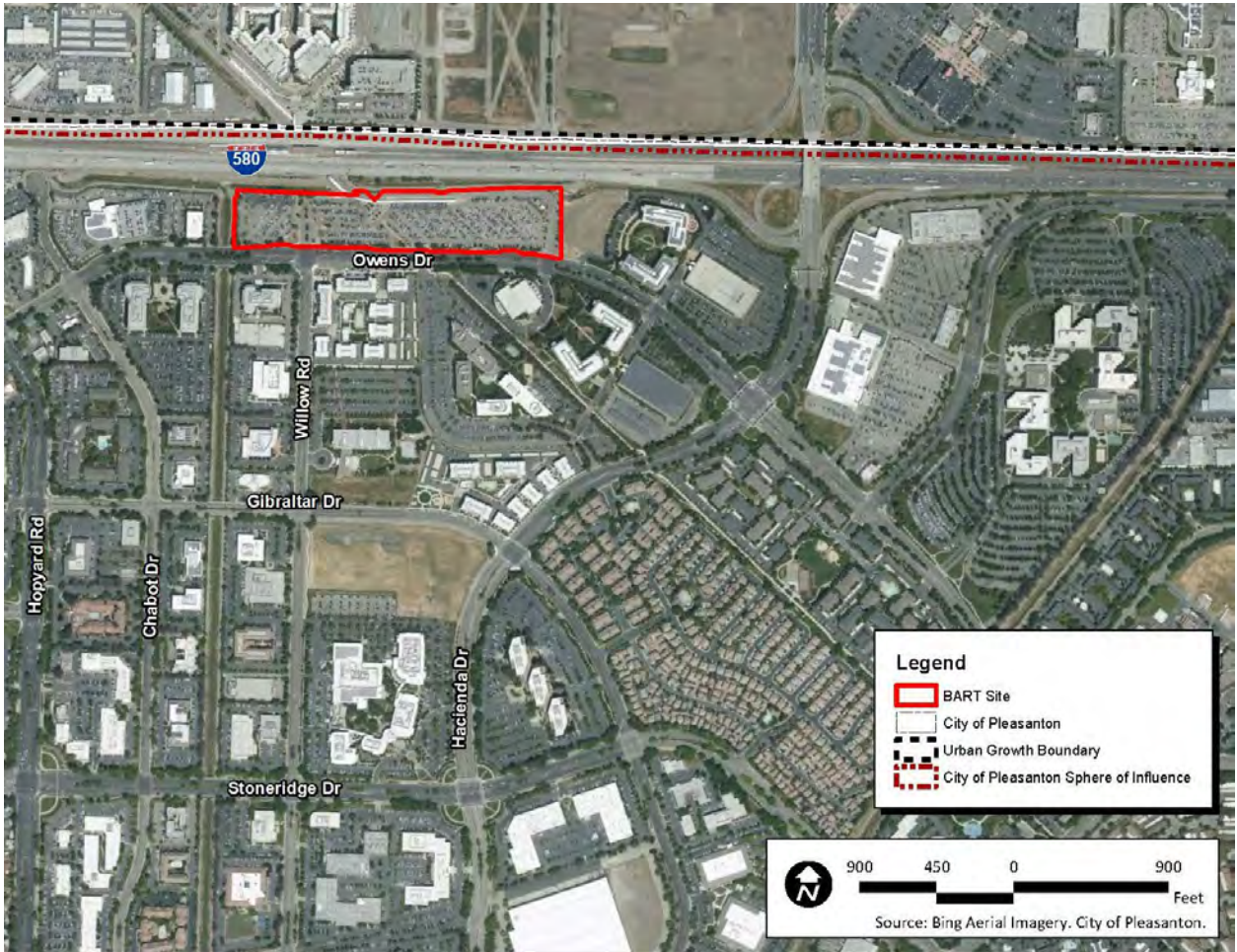


Figure 1: Dublin-Pleasanton BART Station Property

Research Status

FirstCarbon Solutions (FCS), consultant to Pleasanton, requested an AB52 and SB18 Tribal Consultation List and search of the Sacred Lands File maintained by the Native American

¹ The 2015-2023 (5th Cycle) Housing Element assumed 249 units at the property. Pursuant to AB 2923, and as evaluated in this Program EIR, the property would have a density of 75 dwelling unit/acre (du/acre), resulting in a total of 563 potential units, or 314 additional units to what was evaluated in the Final Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings.

Heritage Commission (NAHC) on February 25, 2022. On March 6, 2022, a response was received from the NAHC, indicating the results of the Sacred Lands search were negative. The list included the names and contact information of 14 tribal representatives, including yourself, that may be interested in consulting on the project pursuant to AB52 and SB18.

Contact Information

Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Post Office Box 520
Pleasanton, CA 94556
Email: mcampbell@cityofpleasantonca.gov
Phone: 925.931.5610

If you have any specific information or questions regarding the Housing Element Update, please contact me by email, phone, or mail. This letter and preliminary project information serve as the initiation of AB52 and SB 18. Pursuant to SB 18, if the Wuksache Indian Tribe/Eshom Valley Band wishes to consult with the City of Pleasanton regarding the City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update, please indicate in writing via letter or email addressed to the lead contact provided above within 90 days (on or before July 19, 2022) and provide the name of the tribe’s designated lead contact person. We would appreciate your assistance.

Sincerely,



Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Enclosed: NAHC Response Letter
Potential Sites for Rezoning Map

NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update Project, Alameda County

Dear Dr. DePietro:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

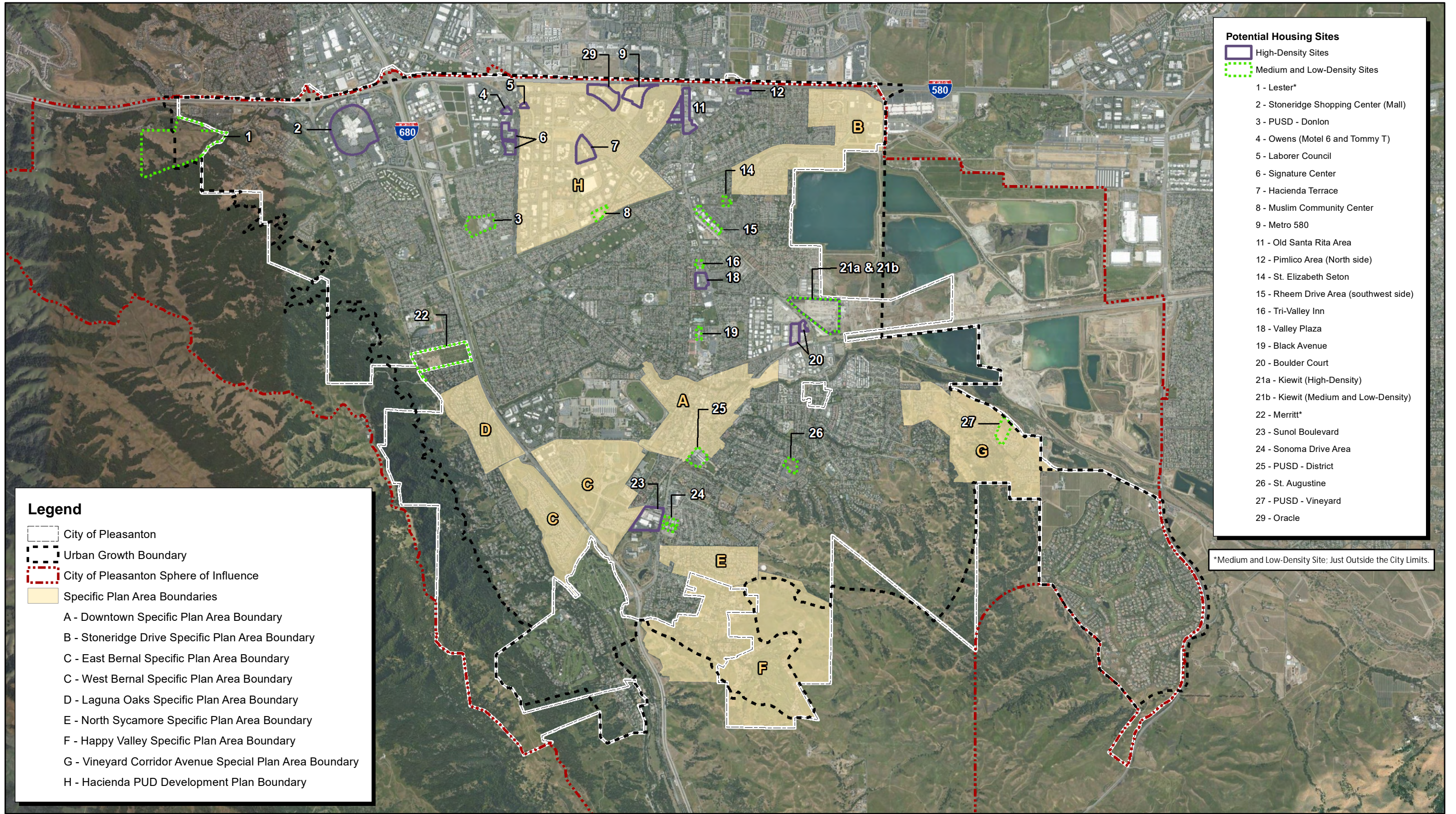
If you have any questions, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,



Cody Campagne
Cultural Resources Analyst

Attachment



- Potential Housing Sites**
- High-Density Sites
 - Medium and Low-Density Sites
- 1 - Lester*
 - 2 - Stoneridge Shopping Center (Mall)
 - 3 - PUSD - Donlon
 - 4 - Owens (Motel 6 and Tommy T)
 - 5 - Laborer Council
 - 6 - Signature Center
 - 7 - Hacienda Terrace
 - 8 - Muslim Community Center
 - 9 - Metro 580
 - 11 - Old Santa Rita Area
 - 12 - Pimlico Area (North side)
 - 14 - St. Elizabeth Seton
 - 15 - Rheem Drive Area (southwest side)
 - 16 - Tri-Valley Inn
 - 18 - Valley Plaza
 - 19 - Black Avenue
 - 20 - Boulder Court
 - 21a - Kiewit (High-Density)
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 - 23 - Sunol Boulevard
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 - 29 - Oracle

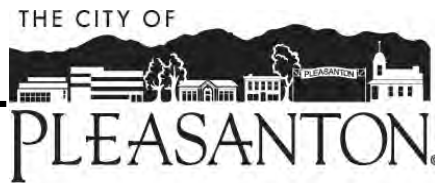
*Medium and Low-Density Site; Just Outside the City Limits.

- Legend**
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Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning



Date: April 20, 2022

To: Irene Zwierlein, Chairperson, Amah Mutsun Tribal Band of Mission San Juan Bautista

From: Megan Campbell, Associate Planner, Community Development Department, City of Pleasanton

Subject: Notification of the Proposed City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update

Dear Chairperson Zwierlein:

This letter is a formal notification of the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update), which is subject to compliance with the California Environmental Quality Act (CEQA). The City of Pleasanton is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (a.k.a. AB52) as well as Government Code Section 65351 Senate Bill (SB) 18. Accordingly, this letter provides a brief description of the Housing Element Update, its location, research status, and lead agency contact information.

Project Location and Description

Pleasanton is located in Alameda County, California, and is generally bound to the west by Pleasanton Ridgeland, to the north by Interstate 580 (I-580) and by the City of Dublin, to the east by unincorporated land, including existing and former quarry lands, and by the City of Livermore, and to the south by the San Francisco Water Department lands and other ridgeland.

The Pleasanton Sphere of Influence (SOI), which signifies the probable ultimate physical boundary and service area, includes 42.2 square miles (27,200 acres). The SOI includes lands incorporated within the City limits and unincorporated land, over which Alameda County has zoning and land use authority.

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Pleasanton has identified a total of 25 sites for potential rezoning. All these sites, aside from Sites 1 and 22, are located within the incorporated area. Site 22 is just outside of City limits, but within Pleasanton’s SOI and Urban Growth Boundary (UGB). Site 1 is also located just outside of City of Pleasanton’s limit lines; however, the western half of Site 1 is located just outside the UGB.

In addition, the Housing Element Update assumes an increased density at the Dublin-Pleasanton BART station property, shown in Figure 1, that would allow a incremental increase in allowable residential units (314 units).¹

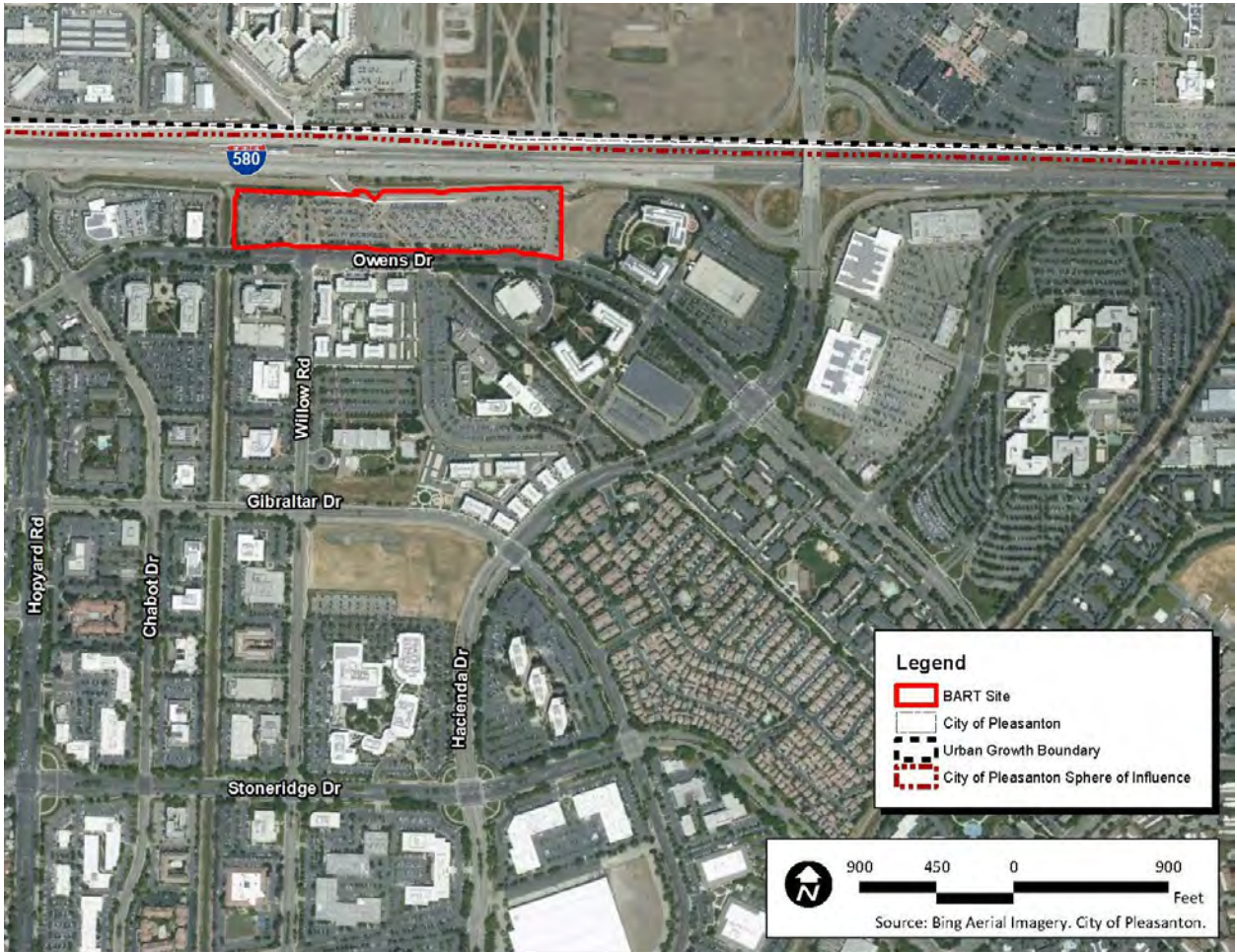


Figure 1: Dublin-Pleasanton BART Station Property

Research Status

FirstCarbon Solutions (FCS), consultant to Pleasanton, requested an AB52 and SB18 Tribal Consultation List and search of the Sacred Lands File maintained by the Native American

¹ The 2015-2023 (5th Cycle) Housing Element assumed 249 units at the property. Pursuant to AB 2923, and as evaluated in this Program EIR, the property would have a density of 75 dwelling unit/acre (du/acre), resulting in a total of 563 potential units, or 314 additional units to what was evaluated in the Final Supplemental Environmental Impact Report for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings.

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Contact Information

Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Post Office Box 520
Pleasanton, CA 94556
Email: mcampbell@cityofpleasantonca.gov
Phone: 925.931.5610

If you have any specific information or questions regarding the Housing Element Update, please contact me by email, phone, or mail. This letter and preliminary project information serve as the initiation of AB52 and SB 18. Pursuant to SB 18, if the Amah Mustun Tribal Band of Mission San Juan Bautista wishes to consult with the City of Pleasanton regarding the City of Pleasanton 2023-2031 (6TH Cycle) Housing Element Update, please indicate in writing via letter or email addressed to the lead contact provided above within 90 days (on or before July 19, 2022) and provide the name of the tribe’s designated lead contact person. We would appreciate your assistance.

Sincerely,



Megan Campbell
Associate Planner
Community Development Department
City of Pleasanton

Enclosed: NAHC Response Letter
Potential Sites for Rezoning Map

NATIVE AMERICAN HERITAGE COMMISSION

April 6, 2022

Dr. Dana DePietro
FirstCarbon SolutionsVia Email to: ddepietro@fcs-intl.com

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William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
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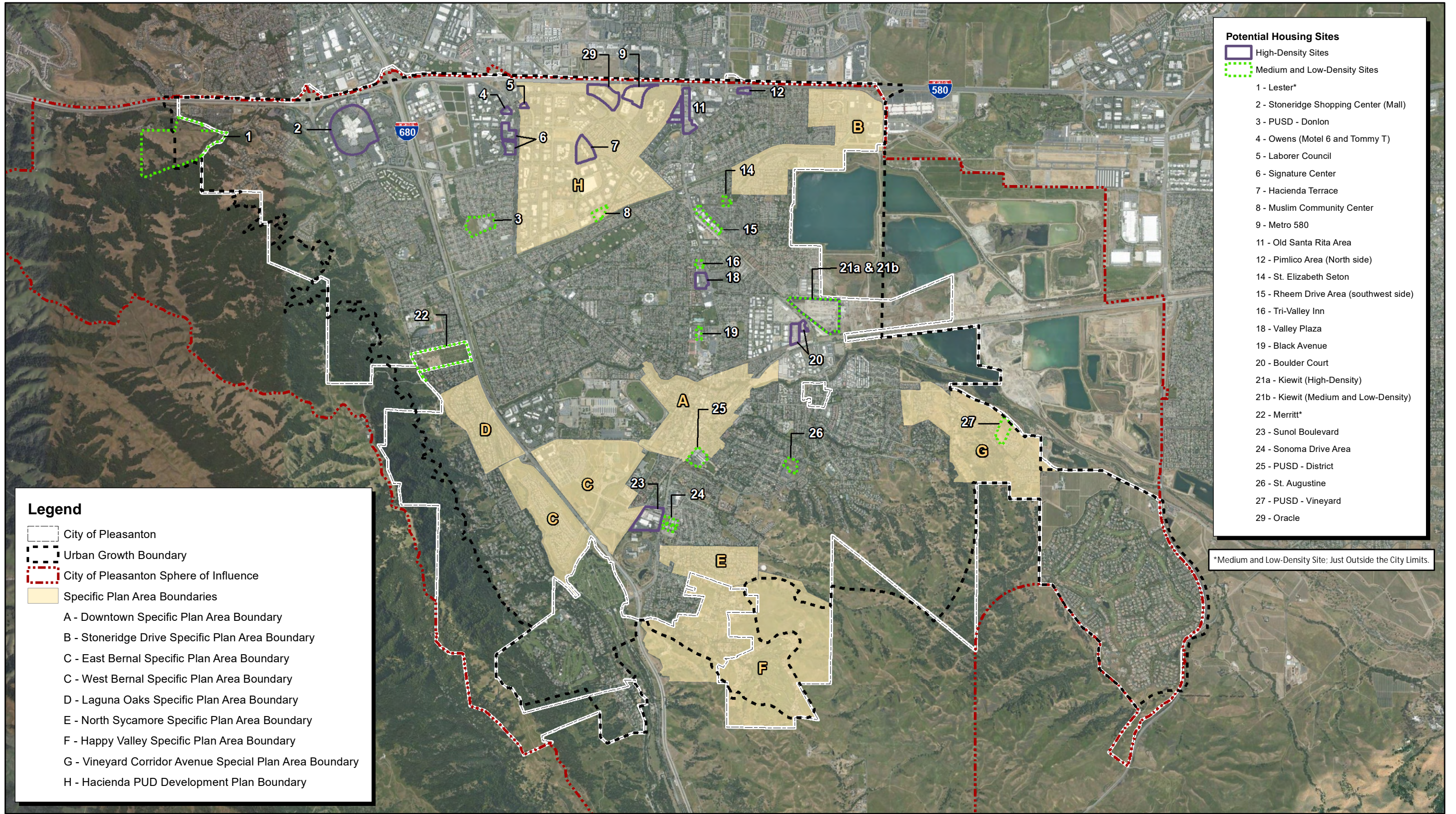
If you have any questions, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,



Cody Campagne
Cultural Resources Analyst

Attachment



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Source: Bing Aerial Imagery, City of Pleasanton.



Potential Sites for Rezoning

**Appendix F:
Noise Supporting Information**

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TABLE Existing-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Dublin Canyon Road - west of Foothill Road
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 11400 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 64.32

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	50.5	108.1	232.6

TABLE Existing-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Foothill Road - Dublin Canyon Road to Stoneridge Drive
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 22400 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.46

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
163.6	349.4	751.3	1617.5

TABLE Existing-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Foothill Road - Las Positas Boulevard to Bernal Avenue

NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 9400 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 71.69

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
93.8	196.9	421.6	906.9

TABLE Existing-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Hopyard Road - Owens Drive to Stonerdige Drive
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 23900 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.02

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
172.6	365.4	784.0	1687.4

TABLE Existing-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Hacienda Drive - I-580 to Owens Drive
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 29300 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.01

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
172.4	364.8	782.9	1684.9

TABLE Existing-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Hacienda Drive - Owens Drive to Stoneridge Drive
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 15200 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.16

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
114.6	237.2	506.2	1088.2

TABLE Existing-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Old Santa Rita Road - Rosewood Drive to Santa Rita Road
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1200 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 53.96

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	0.0	53.2

TABLE Existing-08
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Pimlico Drive - Santa Rita Road to Brockton Drive
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 9000 SPEED (MPH): 30 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 61.12

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	73.2	156.0

TABLE Existing-09
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Foothill Road to Stoneridge Mall Road

NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 10900 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 71.44

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
90.5	189.5	405.7	872.6

TABLE Existing-10
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Hacienda Drive to Gibraltar Drive

NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 15800 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.05

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
114.3	242.0	519.2	1117.4

TABLE Existing-11
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Stoneridge Drive - Santa Rita Road to Kamp Drive
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 20300 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.14

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
115.9	245.4	526.6	1133.3

TABLE Existing-12
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Santa Rita Road - Stoneridge Drive to Valley Avenue
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 40200 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 77.28

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
241.4	515.5	1108.3	2386.2

TABLE Existing-13
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Valley Avenue - Greenwood Road to Santa Rita Road
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 16900 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.35

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
103.2	217.4	466.1	1003.0

TABLE Existing-14
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Valley Avenue - Busch Road to Stanley Boulevard
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 20300 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 74.14

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
134.3	285.6	613.4	1320.5

TABLE Existing-15
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Busch Road - east of Valley Avenue
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 2300 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 55.86

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	83.4

TABLE Existing-16
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: First Street - Abbie Street to Bernal Avenue
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 16500 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	
DAY	NIGHT
---	-----
AUTOS	
82.40	9.60
M-TRUCKS	
1.50	1.50
H-TRUCKS	
2.50	2.50

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 70.73

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
69.0	147.0	315.7	679.6

TABLE Existing-17
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Sunol Boulevard - Valley Avenue to Sycamore Road
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 17900 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.59

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
123.8	262.8	564.2	1214.3

TABLE Existing-18
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Bernal Avenue - First Street to Hearst Drive
NOTES: Pleasanton Housing Element Update - Existing

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 12200 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 71.85

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
81.7	174.5	375.3	808.0

TABLE Existing plus Project-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Dublin Canyon Road - west of Foothill Road

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 11900 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 64.50

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	51.9	111.3	239.4

TABLE Existing plus Project-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Foothill Road - Dublin Canyon Road to Stoneridge Drive

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 24800 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.90

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
174.9	373.8	803.9	1731.1

TABLE Existing plus Project-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Foothill Road - Las Positas Boulevard to Bernal Avenue

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 10300 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.09

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
99.4	209.1	448.0	963.9

TABLE Existing plus Project-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Hopyard Road - Owens Drive to Stonerdige Drive

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 28500 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.79

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
193.2	410.5	881.4	1897.4

TABLE Existing plus Project-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Hacienda Drive - I-580 to Owens Drive

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 30600 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.20

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
177.2	375.4	805.8	1734.3

TABLE Existing plus Project-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Hacienda Drive - Owens Drive to Stoneridge Drive

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 16400 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.49

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
120.0	249.2	532.4	1144.6

TABLE Existing plus Project-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Old Santa Rita Road - Rosewood Drive to Santa Rita Road

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1600 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 55.21

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	0.0	63.9

TABLE Existing plus Project-08
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Pimlico Drive - Santa Rita Road to Brockton Drive

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 10400 SPEED (MPH): 30 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 61.75

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	80.4	171.7

TABLE Existing plus Project-09
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Foothill Road to Stoneridge Mall Road

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 11400 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 71.63

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
93.1	195.2	417.9	899.0

TABLE Existing plus Project-10
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Hacienda Drive to Gibraltar Drive

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18100 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.64

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
124.7	264.7	568.3	1223.4

TABLE Existing plus Project-11
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Santa Rita Road to Kamp Drive

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 21600 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.41

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
120.6	255.7	548.8	1181.2

TABLE Existing plus Project-12
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Santa Rita Road - Stoneridge Drive to Valley Avenue

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 43200 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 77.59

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
253.0	540.7	1162.7	2503.5

TABLE Existing plus Project-13
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Valley Avenue - Greenwood Road to Santa Rita Road

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 17800 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.57

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
106.6	225.0	482.5	1038.3

TABLE Existing plus Project-14
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Valley Avenue - Busch Road to Stanley Boulevard

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 21400 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 74.37

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
138.9	295.7	635.4	1367.8

TABLE Existing plus Project-15
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Busch Road - east of Valley Avenue
NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 5800 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 59.88

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	72.8	149.9

TABLE Existing plus Project-16
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: First Street - Abbie Street to Bernal Avenue

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 17900 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 71.08

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
72.8	155.1	333.3	717.5

TABLE Existing plus Project-17
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Sunol Boulevard - Valley Avenue to Sycamore Road

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 21600 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 74.41

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
139.8	297.6	639.3	1376.3

TABLE Existing plus Project-18
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Bernal Avenue - First Street to Hearst Drive

NOTES: Pleasanton Housing Element Update - Existing plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 13600 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.33

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
87.7	187.6	403.4	868.7

TABLE Cumulative-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Dublin Canyon Road - west of Foothill Road
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 12500 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 64.72

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	53.6	115.0	247.4

TABLE Cumulative-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Foothill Road - Dublin Canyon Road to Stoneridge Drive

NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 29500 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 76.66

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
195.9	419.5	902.5	1943.4

TABLE Cumulative-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Foothill Road - Las Positas Boulevard to Bernal Avenue

NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 11200 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.45

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
104.7	220.9	473.6	1019.2

TABLE Cumulative-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Hopyard Road - Owens Drive to Stonerdige Drive

NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 34700 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 76.64

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
219.4	467.6	1004.8	2163.3

TABLE Cumulative-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Hacienda Drive - I-580 to Owens Drive
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 46900 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 77.06

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
233.4	498.1	1070.7	2305.3

TABLE Cumulative-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Hacienda Drive - Owens Drive to Stoneridge Drive

NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 22400 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.85

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
145.4	305.7	654.8	1408.9

TABLE Cumulative-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Old Santa Rita Road - Rosewood Drive to Santa Rita Road
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 1700 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	
DAY	NIGHT
---	-----
AUTOS	
88.08	9.34
M-TRUCKS	
1.65	0.19
H-TRUCKS	
0.66	0.08

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 55.47

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	0.0	66.5

TABLE Cumulative-08
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Pimlico Drive - Santa Rita Road to Brockton Drive

NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 10500 SPEED (MPH): 30 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 61.79

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	80.9	172.8

TABLE Cumulative-09
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Foothill Road to Stoneridge Mall Road

NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 15000 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.83

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
110.6	233.8	501.6	1079.4

TABLE Cumulative-10
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Stoneridge Drive - Hacienda Drive to Gibraltar Drive
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 26600 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	
DAY	NIGHT
---	-----
AUTOS	
82.40	9.60
M-TRUCKS	
1.50	1.50
H-TRUCKS	
2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.31

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
160.0	341.6	734.4	1581.2

TABLE Cumulative-11
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Santa Rita Road to Kamp Drive

NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 21500 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.39

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
120.2	254.9	547.1	1177.5

TABLE Cumulative-12
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Santa Rita Road - Stoneridge Drive to Valley Avenue
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 47300 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	
DAY	NIGHT
---	-----
AUTOS	
82.40	9.60
M-TRUCKS	
1.50	1.50
H-TRUCKS	
2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 77.99

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
268.5	574.3	1235.1	2659.4

TABLE Cumulative-13
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Valley Avenue - Greenwood Road to Santa Rita Road
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 20000 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	
DAY	NIGHT
---	-----
AUTOS	
82.40	9.60
M-TRUCKS	
1.50	1.50
H-TRUCKS	
2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.08

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
114.8	243.0	521.4	1122.1

TABLE Cumulative-14
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Valley Avenue - Busch Road to Stanley Boulevard
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 21600 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 74.41

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
139.8	297.6	639.3	1376.3

TABLE Cumulative-15
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Busch Road - east of Valley Avenue
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 15700 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	
DAY	NIGHT
---	-----
AUTOS	
88.08	9.34
M-TRUCKS	
1.65	0.19
H-TRUCKS	
0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 64.20

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	66.4	135.5	288.3

TABLE Cumulative-16
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: First Street - Abbie Street to Bernal Avenue
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 19100 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 71.36

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
75.9	161.9	348.0	749.3

TABLE Cumulative-17
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Sunol Boulevard - Valley Avenue to Sycamore Road

NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 27500 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.46

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
163.5	349.2	750.8	1616.7

TABLE Cumulative-18
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022
ROADWAY SEGMENT: Bernal Avenue - First Street to Hearst Drive
NOTES: Pleasanton Housing Element Update - Cumulative

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 17700 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	
DAY	NIGHT
---	-----
AUTOS	
82.40	9.60
M-TRUCKS	
1.50	1.50
H-TRUCKS	
2.50	2.50

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.47

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
104.3	223.5	480.8	1035.4

TABLE Cumulative plus Project-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Dublin Canyon Road - west of Foothill Road

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 13000 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 64.89

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	55.0	118.0	253.9

TABLE Cumulative plus Project-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Foothill Road - Dublin Canyon Road to Stoneridge Drive

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 31400 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 76.93

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
204.1	437.3	940.8	2025.9

TABLE Cumulative plus Project-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Foothill Road - Las Positas Boulevard to Bernal Avenue

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 12000 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.75

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
109.4	231.2	495.9	1067.1

TABLE Cumulative plus Project-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Hopyard Road - Owens Drive to Stonerdige Drive

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 35800 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 76.78

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
223.9	477.4	1025.9	2208.8

TABLE Cumulative plus Project-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Hacienda Drive - I-580 to Owens Drive

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 49300 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 77.27

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
241.1	514.9	1106.9	2383.2

TABLE Cumulative plus Project-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Hacienda Drive - Owens Drive to Stoneridge Drive

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 23500 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 74.05

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
149.9	315.5	676.0	1454.6

TABLE Cumulative plus Project-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Old Santa Rita Road - Rosewood Drive to Santa Rita Road

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 2100 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 56.39

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
0.0	0.0	0.0	76.2

TABLE Cumulative plus Project-08
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Pimlico Drive - Santa Rita Road to Brockton Drive

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 11000 SPEED (MPH): 30 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 61.99

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	0.0	83.4	178.2

TABLE Cumulative plus Project-09
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Foothill Road to Stoneridge Mall Road

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 15200 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 72.88

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
111.5	235.9	506.0	1089.0

TABLE Cumulative plus Project-10
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Hacienda Drive to Gibraltar Drive

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 28200 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.57

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
166.2	355.1	763.5	1644.0

TABLE Cumulative plus Project-11
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Stoneridge Drive - Santa Rita Road to Kamp Drive

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 23700 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.82

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
128.0	271.8	583.7	1256.5

TABLE Cumulative plus Project-12
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Santa Rita Road - Stoneridge Drive to Valley Avenue

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 50100 SPEED (MPH): 45 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 36 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 78.24

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
278.8	596.6	1283.3	2763.4

TABLE Cumulative plus Project-13
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Valley Avenue - Greenwood Road to Santa Rita Road

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 21900 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY ---	NIGHT -----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.47

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn -----	65 Ldn -----	60 Ldn -----	55 Ldn -----
121.6	258.0	553.8	1192.1

TABLE Cumulative plus Project-14
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Valley Avenue - Busch Road to Stanley Boulevard

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 22500 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 74.59

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
143.5	305.7	656.9	1414.3

TABLE Cumulative plus Project-15
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Busch Road - east of Valley Avenue

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 17500 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 64.67

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
0.0	70.8	145.4	309.8

TABLE Cumulative plus Project-16
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: First Street - Abbie Street to Bernal Avenue

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 20600 SPEED (MPH): 25 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 71.69

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
79.7	170.2	366.0	788.0

TABLE Cumulative plus Project-17
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Sunol Boulevard - Valley Avenue to Sycamore Road

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 30900 SPEED (MPH): 40 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 75.96

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
176.5	377.3	811.5	1747.3

TABLE Cumulative plus Project-18
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 08/23/2022

ROADWAY SEGMENT: Bernal Avenue - First Street to Hearst Drive

NOTES: Pleasanton Housing Element Update - Cumulative plus Project

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18600 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
	---	-----
AUTOS	82.40	9.60
M-TRUCKS	1.50	1.50
H-TRUCKS	2.50	2.50

ACTIVE HALF-WIDTH (FT): 12 SITE CHARACTERISTICS: SOFT

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 73.69

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
-----	-----	-----	-----
107.8	231.0	497.0	1070.2

**Appendix G:
Transportation Assessment**

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Pleasanton Housing Element —Transportation Assessment

Prepared for:
City of Pleasanton

October 2022

WC21-3840

FEHR  PEERS

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1. Transportation Assessment

This section describes the environmental setting with regard to transportation and circulation conditions, including transit services and pedestrian and bicycle facilities in the City of Pleasanton; discusses the regulations and policies pertinent to transportation and circulation; assesses the potentially significant transportation impacts that could result from implementation of the proposed 2023-2031 (6th Cycle) Housing Element Update, rezoning, General Plan and Specific Plan Amendments (collectively referred to herein as the Housing Element Update); and provides, where appropriate, mitigation measures to address those impacts.

1.1 Environmental Setting

The existing transportation-related context in which the Housing Element Update would be implemented is described below, beginning with a description of the street network that serves Pleasanton. This section also describes existing transit, bicycle networks, and pedestrian facilities; current conditions for roadways; planned transportation changes; and applicable planning policies.

1.1.1 Roadway Network

The roadway network serving the City is shown in **Figure 1**. Key roadways are described below.

1.1.1.1 Freeways and State Routes

1.1.1.1.1 Freeways

Freeways are characterized by their limited access and grade separations and primarily serve long-distance trips.

Two interstate freeways and one state route serve Pleasanton.

- **Interstate 580 (I-580)** runs east-west from Interstate 5 in San Joaquin County and ends with a merge into United States Highway 101 in Marin County. It is a ten-lane freeway while passing through Pleasanton.
- **Interstate 680 (I-680)** runs north-south from I-80 near Fairfield to I-280 in San José. It is a six-lane freeway while passing through Pleasanton south of I-580 with additional High-Occupancy Vehicle (HOV) lanes north of I-580.

The interchange of I-580 and I-680 has an ultimate design of four separate flyovers, as specified by Caltrans.

1.1.1.1.2 State Routes

- **State Route 84 (SR 84)** is a four- to six-lane highway which runs from I-580 in Livermore to I-680 in Sunol and continues to Highway 1 near San Gregorio. State Route 84 has recently been

realigned, moving the northern section out of the center of the City of Livermore to Livermore's western city limit. Construction is underway to widen the southern section to four lanes and modify the interchange with I-680.

1.1.1.2 Arterials, Collectors, and Local Roadways

Arterials are major streets carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to properties. Limited direct access to industrial, commercial, and high-density residential uses is permitted, as approved through the City's development review process.

Key arterials and major collectors in the City of Pleasanton, as described in City of Pleasanton's 2005 General Plan Update are described below:

1.1.1.2.1 Arterials

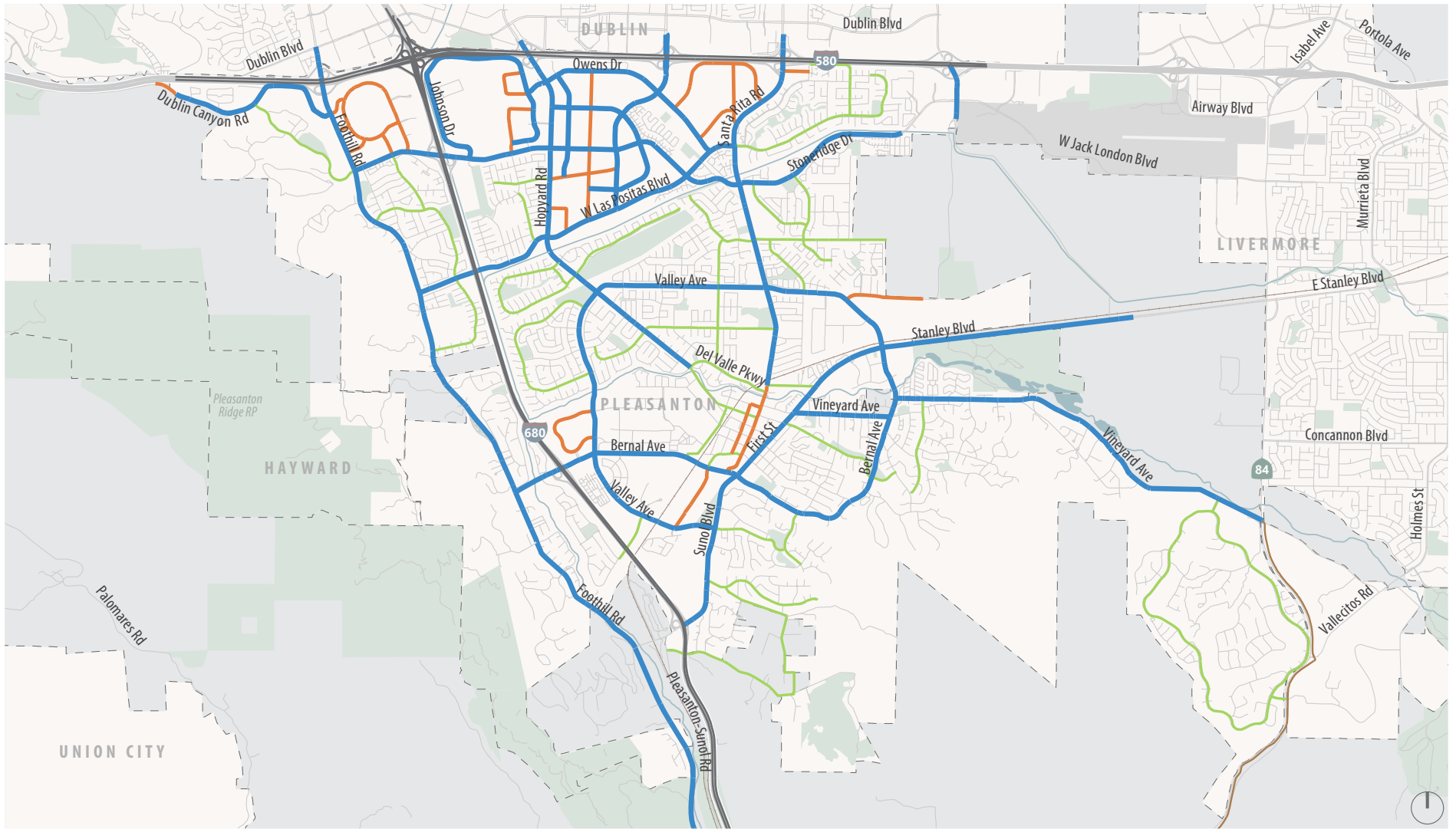
- **Foothill Road** is a north-south road. It has two lanes from its southern end until it intersects with Moller Ranch Drive. From there until Deodar Way, it has four lanes. From Deodar Way to I-580 it is six lanes. It provides access to Foothill High School. It connects SR 84 with I-580.
- **Hopyard Road** is a north-south road. It starts from the intersection of Division Street and Del Valle Parkway. Initially it has two lanes until it intersects with Secretariat Drive and widens to four lanes. From the intersection with Parkside Drive until I-580 it has six lanes.
- **Santa Rita Road** is a north-south road. It is an extension of Main Street. Initially on its southern end, it has four lanes until its intersection with Valley Avenue. From Valley Avenue until it meets I-580 it has six lanes.
- **Hacienda Drive** is a north-south road. It starts at West Las Positas Boulevard and continues to I-580. It is a six-lane road and intersects with Stoneridge Drive.
- **Stoneridge Drive** is an east-west road. It is an extension of West Jack London Boulevard and becomes Stoneridge Drive west of the intersection with El Charro Road. It intersects with Santa Rita Road, Hacienda Drive and Hopyard Road. Initially it is a four-lane road but widens to six lanes after its intersection with West Las Positas Boulevard. Stoneridge Drive intersects I-680.
- **Bernal Avenue** is an east-west road. It is an extension of Valley Avenue toward the south from the intersection with Stanley Boulevard. It has four lanes until it intersects East Angela where it becomes 2 lanes until it intersects with First Street/ Sunol Boulevard. From this location to Valley Avenue, it is a 4-lane roadway and becomes a six-lane road.
- **Sunol Boulevard** is a north-south road and an extension of First Street after the Bernal intersection. It is a four-lane road, until it intersects Sycamore Road where it becomes a six-lane road.
- **West Las Positas Boulevard** is an east-west road. It connects Foothill Road to Santa Rita Road. Starting with two lanes at Foothill Road, the road expands to four lanes after crossing over Interstate 680 and again to six lanes after crossing Hopyard Road. West Las Positas Boulevard is scheduled for a corridor improvement to be constructed in 2024—as described in the West Las Positas Bikeway Project (2019)—with the goal of improving bicycle and pedestrian facilities.

- **Valley Avenue** is an east-west road. It circles Downtown Pleasanton and merges into Bernal Avenue after the intersection with Stanley Boulevard. It begins as a two-lane road at Sunol Boulevard and then widens to four after the intersection with Bernal Avenue. Valley Avenue intersects Hopyard Road, Santa Rita Road, and Stanley Boulevard.
- **El Charro Road** is a north-south road that begins as a private roadway at Busch Road becoming public just south of the intersection with Stoneridge Drive and West Jack London Boulevard. It ends at I-580. It is a two-lane road for most of its length but widens into a six-lane road approaching the freeway after the intersection with Stoneridge Drive and West Jack London Boulevard. As stated in the General Plan, the City plans to have El Charro Road extended southward to connect to Stanley Boulevard.
- **First Street** is a north-south road that begins at Sunol Boulevard to the south and merges into Stanley Boulevard to the north. It provides access to downtown Pleasanton. It is a two-lane road.
- **Stanley Boulevard** is an east-west road that begins at Main Street in Pleasanton and ends at First Street in Livermore. It serves as a major roadway accessing central Pleasanton. It is primarily a four-lane road with the exception of a short two-lane section between Main Street and First Street intersections in Pleasanton.
- **Vineyard Avenue** is an east-west road. It begins off First Street to the west and ends at an intersection with SR 84. It is a two-lane road.

1.1.1.2.2 Collectors

Collectors provide access to adjacent land uses and feed local traffic to arterials. Residential collectors provide access to residential areas and feed traffic from local streets to arterials. By design, local streets serve only adjacent land uses in both commercial and residential areas and provide direct access to these land uses. The main collector streets that serve the plan area are:

- **Willow Road** is a collector, and it is a south-east road. It extends from West Las Positas Boulevard on its southern end until Owens Drive on its northern end. It is a four-lane road with bike lanes.
- **Inglewood Drive** is a collector, and it is an east-west road. It is a residential collector from its western end at Mason Street to the intersection with Hopyard Road where it becomes a collector until it reaches its eastern end at Hacienda Drive. It also intersects with Willow Road. It is a two-lane road.
- **Rosewood Drive** is a collector that is an east-west road. It extends from Owens Drive to Santa Rita Road. It is a four-lane road.



- Arterial Street
- Collector Street
- Residential Collector
- Residential Street
- Interstate
- State Route
- City Boundary



Figure 1
 Source: City of Pleasanton General Plan
Roadway Network

- **Old Santa Rita Road** is a collector. It is a north-south road with two lanes and extends from Santa Rita Road to Rosewood Drive.
- **Case Avenue** is a collector, and it is mostly a north-south oriented roadway. It is a two-lane road. It extends from Valley Avenue on its southern end until Bernal Avenue on its northern end. This road passes by Hearst Elementary School and Pleasanton Middle School.
- **Main Street** is a collector, and it is a north-south road. It is a two-lane road that extends from Bernal Avenue on its southern end to Stanley Boulevard on its northern end.
- **Stoneridge Mall Road** is a collector and is a north-south road. It is a four-lane road that provides service to the Stoneridge Shopping Center.

1.1.2 Bicycle and Pedestrian Facilities

1.1.2.1 Bicycle Facilities

Bicycle planning and design typically relies on guidelines and design standards established by the California Department of Transportation (Caltrans) in the *Highway Design Manual* (Chapter 1000: Bikeway Planning and Design). The *Highway Design Manual* provides four distinct types of bikeway facilities, as described below.

- Class I Bikeways (Shared-Use Paths) provide a separate right-of-way and are designated for the exclusive use of bicycles and pedestrians, with vehicle and pedestrian crossflow minimized. In general, bike paths serve corridors where on-street facilities are not feasible or where sufficient right-of-way exists to allow them to be constructed.
- Class II Bikeways (Bicycle Lanes) are dedicated lanes for bicyclists generally adjacent to the outer vehicle travel lanes. These lanes have special lane markings, pavement legends, and signage. Bicycle lanes are typically at least five feet wide. Adjacent vehicle parking and vehicle/pedestrian crossflow are permitted. Class II buffered bike lanes provide greater separation from an adjacent traffic lane and/or between the bike lane and on-street parking. This separation is created with chevron or diagonal striping.
- Class III Bikeways (Bicycle Routes) are designated by signs or pavement markings for shared use with pedestrians or motor vehicles but have no separated bike right-of-way or lane striping. Bike routes serve either to a) provide a connection to other bicycle facilities where dedicated facilities are infeasible, or b) designate preferred routes through high-demand corridors.
- Class IV Bikeways (Cycle Tracks Or "Separated" Bikeways) provide a right-of-way designated exclusively for bicycle travel within a roadway and are protected from other vehicle traffic by physical barriers, including, but not limited to, grade separation, flexible posts, inflexible vertical barriers such as raised curbs, or parked cars.

Existing and planned bicycle facilities are shown on **Figure 2**, based on the *City of Pleasanton Bicycle and Pedestrian Master Plan* (2018). According to the Master Plan, there are approximately 13 miles of paved Class I paths, 40 miles of Class II lanes and 7 miles of Class III routes in the City of Pleasanton. Major existing bicycle facilities include:

- **Iron Horse Trail:** This is a 32-mile-long regional trail that connects the cities of Concord, Pleasant Hill, Walnut Creek, Alamo, Danville, San Ramon, Dublin, and Pleasanton.
- **Centennial Trail:** Centennial Trail is an 8-mile trail that runs north–south on the west side of Pleasanton parallel to I-680 between the southside of I-580 and Arroyo del Valle, where it changes its orientation to east–west and runs parallel to Arroyo del Valle until it ends at Calle Santa Ana roadway near Hopyard Road.
- **Arroyo Mocho Trail:** The Arroyo Mocho Trail begins at the Centennial Trail and that runs along the south side of the Arroyo Mocho which runs parallel to West Las Positas Boulevard.
- **Marilyn Murphy Kane Trail:** This is a 1.4-mile-long trail that follows the Arroyo de la Laguna from the trail staging area, southward to Bernal Canal, then northeast along the Bernal Canal to Valley Avenue.

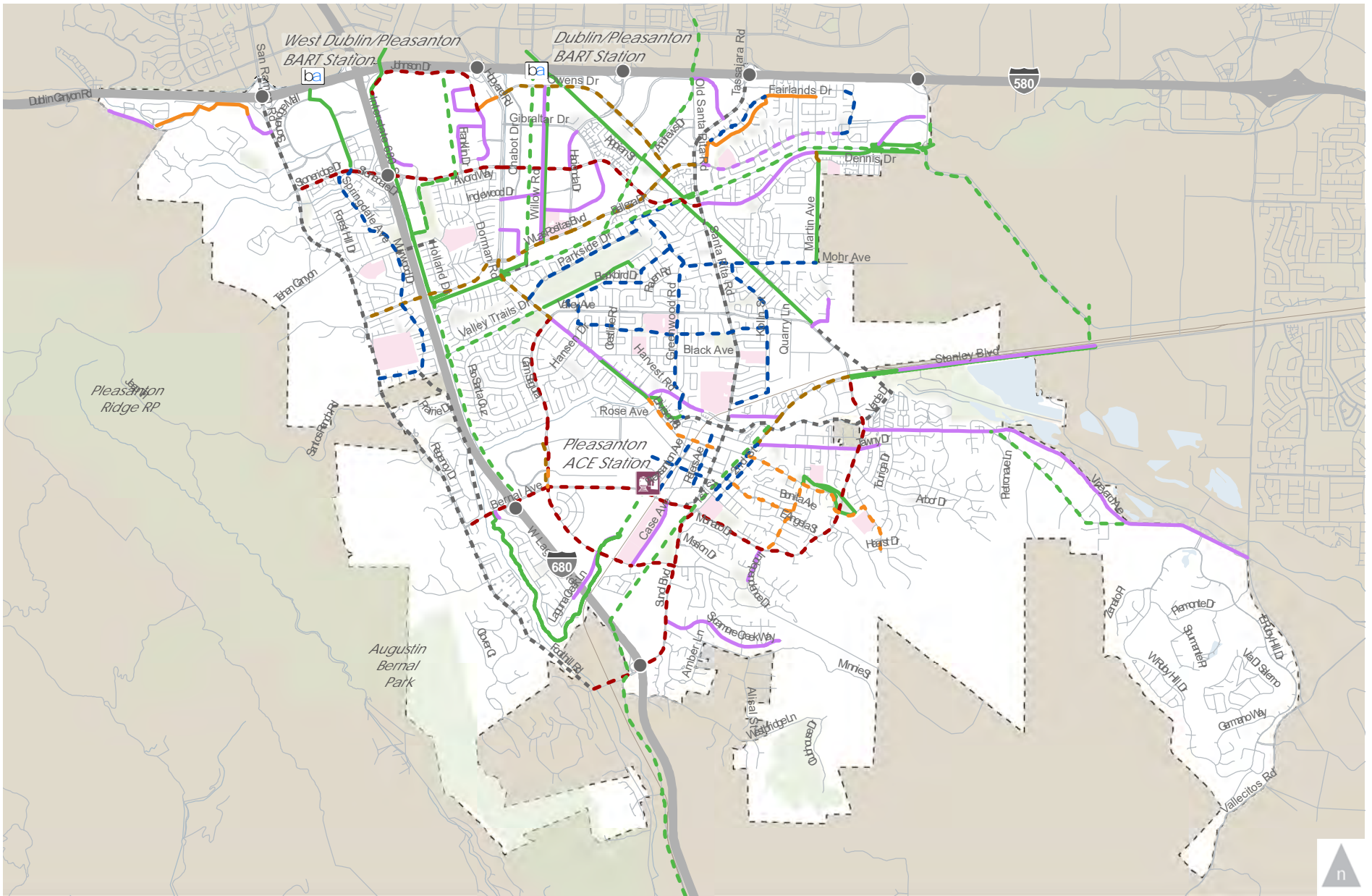
The Master Plan identifies the following recommended bicycle facility improvements within or adjacent to the Housing Element sites.

1.1.2.1.1 City of Pleasanton Bicycle Facilities Projects from *Pleasanton Bicycle and Pedestrian Master Plan*:

- **Bernal Avenue:** Buffered bicycle lanes are proposed on Bernal Avenue in the near-term between Foothill Road and Stanley Boulevard. As a phased strategy, the buffered bicycle lanes can later become a physically separated bikeway to maximize protection for cyclists. This project also includes crosswalk enhancements where Bernal Avenue intersects the Kottinger Community Park paths. This project focuses on providing safe pedestrian and bike routes.
- **Centennial Trail to Iron Horse Trail:** The Centennial Trail to Iron Horse Trail project provides an east-west connection in the northern part of the city on Johnson Drive and Owens Drive. The project provides a low-stress bicycle connection between the Centennial Trail, East Dublin/Pleasanton BART Station, area employers, and the Iron Horse Trail. The project also focuses on improving pedestrian safety and connectivity through improved crossing opportunities near BART.
- **East Side:** The East Side project connects Amador Valley High School, Alisal Elementary School, Orloff Park, Iron Horse Trail, and Mohr Elementary School with a bicycle boulevard along residential streets in the neighborhoods east of Santa Rita Road. It also provides access from the east side neighborhoods to Downtown. The bicycle boulevard begins on School Street, continues on Kolln Street, and connects with the Mohr Avenue bicycle boulevard in order to provide a bike path alternative to Santa Rita Road.
- **Stanley Boulevard:** The Stanley Boulevard project consists of a separated bikeway between Valley Avenue and First Street with additional bicycle and pedestrian improvements at the intersection with Valley Avenue.
- **Stoneridge Drive:** The Stoneridge Drive project would convert existing bicycle lanes to buffered bicycle lanes along the whole corridor in the near-term, with installation of separated bikeways in the long-term from Foothill Road to Santa Rita Road.

- **Stoneridge Mall Road:** The Stoneridge Mall Road project identifies a mixed use path along the eastern side of the roadway connecting Stoneridge Drive to the West Dublin-Pleasanton BART station. Future plans also include completing a bicycle lane around the outer edge of this circular roadway.
- **Sunol Boulevard:** The Sunol Boulevard project provides a continuous buffered bicycle lane in the near-term and includes bicycle and pedestrian improvements at signalized intersections from Castlewood Drive to Bernal Avenue. In the long-term, separated bikeways are recommended for Sunol Boulevard.
- **West Las Positas Boulevard:** The West Las Positas Boulevard improvement project creates a separated bikeway in the near-term as well as a series of pedestrian safety improvements near Hart Middle School and Fairlands Elementary School. It would extend from Foothill Road to the Pimlico Drive intersection.

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Existing Bicycle Network

- Bicycle Path (Class I)
- Bicycle Lane (Class II)
- Bicycle Route (Class III)
- Separated Bikeway (Class IV)

Near-Term Low-Stress Bicycle Projects

- Shared Use Path (Class I)
- Bicycle Lane (Class II)
- Buffered Bicycle Lane (Class II)

Bicycle Route (Class III)

- Bicycle Boulevard (Class III)
- Separated Bikeway (Class IV)
- Feasibility Study

Schools

- Parks
- City Boundary



Figure 2

Existing and Planned Bicycle Facilities

1.1.3 Pedestrian Facilities

Pedestrian facilities are available throughout most urbanized areas of Pleasanton, including sidewalks, wheelchair ramps, and crosswalks. There are still some outlying areas that remain underdeveloped, and do not have sidewalks. The *City of Pleasanton Bicycle and Pedestrian Master Plan (2018)*, identifies several streets within or adjacent to the project area for pedestrian improvements. Improvements are categorized as proposed walkways, trails and intersection improvements designed to improve recreational, utilitarian, and school access. The *City of Pleasanton Bicycle and Pedestrian Master Plan (2018)* identifies the following recommended pedestrian facility improvements within or adjacent to the Housing Element sites.

1.1.3.1.1 City of Pleasanton Pedestrian Facilities Projects from *Pleasanton Bicycle and Pedestrian Master Plan*:

- **Downtown:** The Downtown project would enhance walking and biking routes to and within Downtown through bicycle boulevards, sidewalk gap closures, and pedestrian crossing enhancements. This project also includes a study to repurpose the old Southern Pacific Railroad right-of-way into a shared-use path through and to the south of Downtown. Details for the improvements involve restriping sidewalks, installing curb extensions, enhancing slip lanes, checking curb radii, and adding a signalized crosswalk.
- **Foothill Road:** The Foothill Road project consists of safe routes to school projects and a complete streets study of the entire length of Foothill Road. The near-term improvements include walking and biking access for students at Lydiksen Elementary School and Foothill High School. The project would add or repair sidewalks and enhance pedestrian and bicycle crossing by installing Pedestrian Hybrid Beacons (PHB).
- **Valley Avenue:** This project would improve bicycle and pedestrian access to Pleasanton Middle School located on Case Avenue, Harvest Park Middle School, Alisal Elementary School, and Amador Valley High School with crosswalk improvements and traffic calming. Improvement details include adding a shared-use path, restriping crosswalks and enhancing crosswalks with Rectangular Rapid-Flashing Beacons (RRFB).
- **Stoneridge Mall Road:** This project would improve pedestrian access to the Stoneridge Shopping Center, as the Stoneridge Shopping Center has a large parking lot surrounding the main shopping attractions but few pedestrian amenities. Safety would be improved by installing/repairing sidewalks, improving walkways, restriping crosswalks, and adding shared-use paths. Additionally, access to the West Dublin-Pleasanton BART station would be improved.
- **Owens Drive:** This project looks to improve the Owens Drive/Hopyard Road/Willow Road intersection area. Improvements would include adding shared-use paths, walkway improvements, enhanced crosswalks with PHB, restriping the crosswalks and reducing the size and pedestrian crossing distances of the signalized intersections, which would provide better pedestrian access to the Dublin-Pleasanton BART station (east).

1.1.4 Public Transportation

Pleasanton is served by numerous public transportation services that help residents and employees get to their work or home destination, whether it is in Pleasanton or another local destination.

1.1.4.1.1 Pleasanton Paratransit

Pleasanton Paratransit Service provides local Door-to-Door and fixed route bus service for seniors. Eligible riders may use the service Monday, Wednesday, and Friday, between the hours of 8 AM and 5 PM.

1.1.4.1.2 Wheels – Livermore Amador Valley Transit Authority

Wheels offers a variety of local transit services to meet the transportation needs of those who live, work, and visit the Tri-Valley. There are currently seven routes that serve Pleasanton.

Route 3: Route 3 provides all day service in Pleasanton between the East Dublin/Pleasanton BART and the Stoneridge Mall. Route 3 provides service in Hacienda, as well as to the residential and medical buildings in the Stoneridge Mall area. During weekdays its operation starts at 6:23 AM and ends 10:58 PM. During AM and PM peak hours that headway is 30 minutes, while during off-peak hours the headway is 1 hour. On weekends it operates from 8:15 AM until 11:00 PM with a headway of 40 to 60 minutes.

Route 8: Route 8 operates as a bi-directional route between the East Dublin/Pleasanton BART Station and South Pleasanton along Hopyard and Valley, providing a connection to Downtown Pleasanton. Route 8 provides service to the Pleasanton Senior Center, Downtown Pleasanton, Kottinger Park, and Vineyard. Route 8 operates every 30 minutes during peak periods, and every 60 minutes midday and on weekends. On weekdays the operation starts at 6:08 AM and ends 8:57 PM. During weekends it starts at 8:00 AM and ends 9:00 PM.

Route 14: Route 14 operates seven days a week, providing connections between Livermore, Pleasanton and East Dublin/Pleasanton BART via Jack London and Stoneridge. Route 14 provides service to the Livermore Transit Center, the Livermore Civic Center complex, central Livermore/Olivina, Jack London, San Francisco Premium Outlets, Stoneridge Creek senior living community, Hacienda, and the East Dublin/Pleasanton BART station. The headway ranges between 30 to 60 minutes. During weekdays the operation starts at 6:30 AM and ends at 9:45 PM. On Saturdays it operates from 6:30 AM to 9:30 PM. On Sundays it starts at 8:15 AM and runs until 10:00 PM.

Route 53: Route 53 operates only weekdays during the morning and afternoon and connects the ACE station with the Stoneridge Mall. The operation starts at 5:30 AM and ends 9:00 AM in the morning, and in the afternoon, it starts at 4:00 PM and ends 7:15 PM.

Route 54: Route 54 operates only weekdays during the morning and afternoon and connects the ACE Station with the East Dublin/Pleasanton BART station. Operation starts at 6:45 AM and ends 8:15 AM in the morning. In the afternoon it starts at 3:45 PM and ends at 6:15 PM.

Route 10R: Route 10R connects East Dublin/Pleasanton BART with Livermore Transit Center. Weekdays operation starts at 4:30 AM and ends 11:15 PM and maintains a headway of 30 minutes most of the day. During Saturdays the operation starts at 5:00 AM and ends at 11:15 PM. The headway ranges between 30 to 60 minutes. On Sundays, operation starts at 5:45 AM and ends at 11:15 PM, with a headway that ranges from 30 to 60 minutes.

1.1.4.1.3 BART

Pleasanton has two BART stations along Interstate 580, the West Dublin/Pleasanton BART station, located next to the Stoneridge Shopping Center and the East Dublin/Pleasanton BART station, an end-station located on Owens Drive. BART operates from 5 AM until 1 AM on weekdays. On Saturdays it runs from 6 AM until 1 AM, and on Sundays from 7 AM until 1 AM

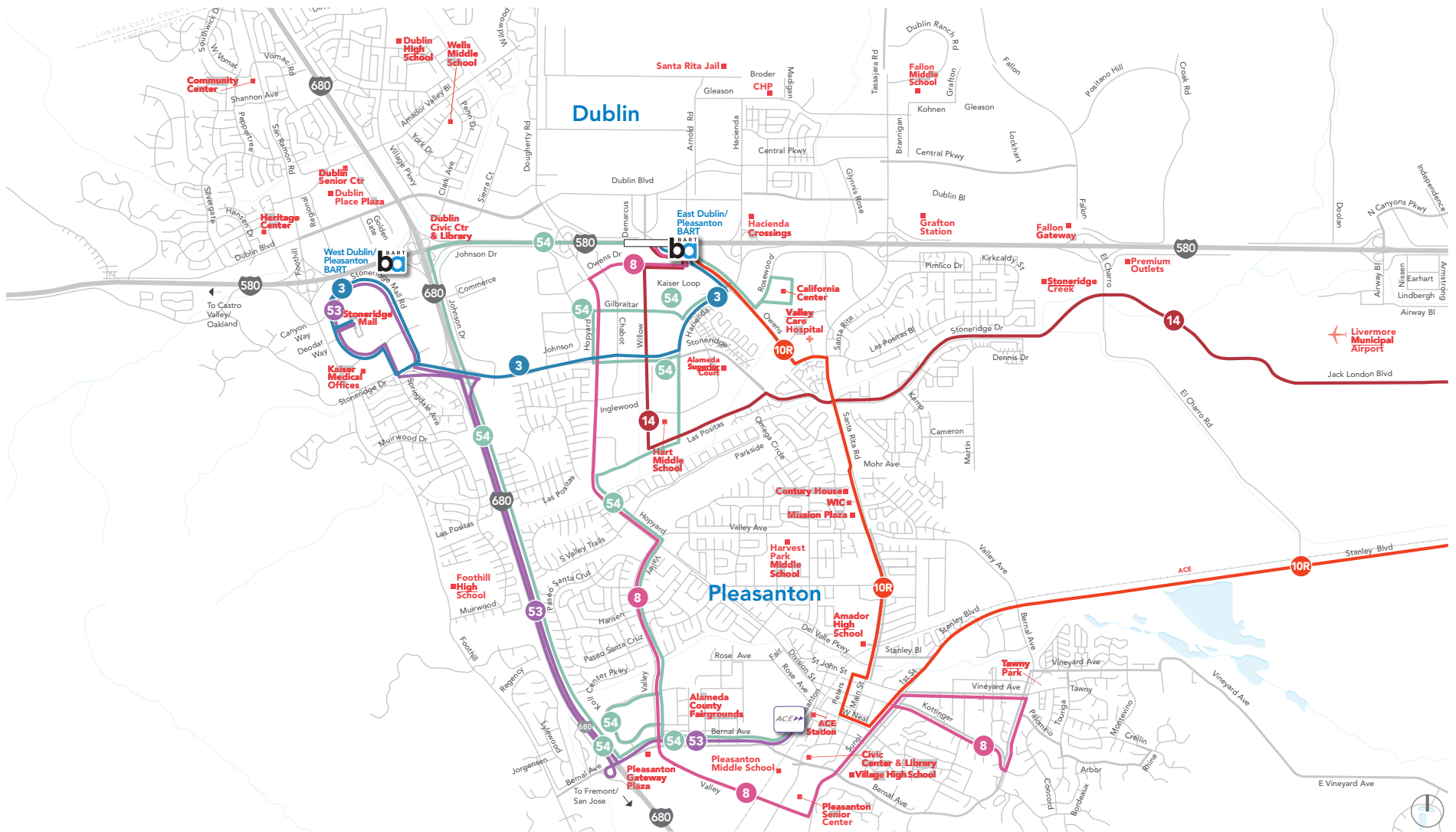
1.1.4.1.4 ACE Rail – Altamont Commuter Express

ACE Rail provides commuter service from Stockton to San Jose through Pleasanton in the AM and reverse direction in the PM hours. Four trains run on the weekdays only and for special events. During the morning, service starts at 4:10 AM, with the first train arriving at the Pleasanton station around 5:20 AM. Headways between trains during the AM service is 60-90 minutes. During the PM service, the first ACE train leaves the San Jose Station at 3:35 PM and arrives at Pleasanton at around 4:30 PM. Headways between trains are 60 minutes. The Pleasanton Station is located at 4950 Pleasanton Avenue across from the main entrance to the Alameda County Fairgrounds.

1.1.4.1.5 Valley Link

The Valley Link project is a transit service proposed that would construct a new 42-mile 7-station passenger rail project linking BART in the Tri-Valley with ACE in northern San Joaquin County. Specifically, the new service would connect BART at the existing Dublin/Pleasanton BART Station with the approved ACE North Lathrop Station. The new service would use existing transportation corridors, including the existing Interstate 580 corridor (11.7 miles) in the Tri-Valley; the Alameda County Transportation Corridor right-of-way (ROW) through the Altamont Pass (14.5 miles); and the existing Union Pacific Railroad (UPRR) Corridor (16.1 miles) in Northern San Joaquin County. Stations would be provided at the following locations: Dublin/Pleasanton (BART Intermodal), Isabel (Livermore), Southfront Road Station (Livermore), Mountain House, Downtown Tracy Station (Tracy), River Islands Station (Lathrop) and North Lathrop Station (ACE Intermodal). On May 12, 2021, the Valley Link Board certified the project's Final Environmental Impact Report and preliminary engineering on the project is currently underway.

Figure 3 shows the existing transit routes throughout the City of Pleasanton.



- Wheels Route 3
- Wheels Route 8
- Wheels Route 14
- Wheels Route 53
- Wheels Route 54
- Wheels Route 10R

Source: Tri-Valley Wheels System Map, August 2022



Figure X

Transit Network

1.1.5 Vehicle Miles Traveled

One performance measure used to quantify automobile travel is VMT, which refers to the amount of automobile travel attributable to a project as well as the distance traveled. In 2013, Governor Brown signed Senate Bill (SB) 743, which added Public Resources Code (PRC) Section 21099 to the California Environmental Quality Act (CEQA). PRC Section 21099 changes the way transportation impacts are analyzed and aligns local environmental review methodologies with statewide objectives to reduce greenhouse gas (GHG) emissions, encourage infill mixed-use development in designated priority development areas, reduce regional sprawl, and reduce VMT in California.

Increased VMT leads to various direct and indirect impacts on the environment and human health. Among other effects, increased VMT on the roadway network leads to increased emissions of air pollutants, including GHGs, and increased energy consumption. The transportation sector is associated with more GHG emissions than any other sector in California. As documented in the City’s 2022 Climate Action Plan 2.0, about 64% of Pleasanton’s GHG emissions are produced by local gas and diesel vehicles. Reducing VMT is one of the most effective means for reducing the City’s GHG emissions.

VMT is typically an output from travel demand models, calculated as the estimated number of vehicles multiplied by the distance traveled by each vehicle. This analysis uses household (also called home-based) VMT per resident and Total VMT per capita. The former measures all the trips by motor vehicles on a typical weekday associated with residential uses, such as trips to work, school, or shop, and divides that distance by the number of residents in the project area. While the latter includes all trips without distinction of their purpose and divides the distance of those trips by service population associated with the trips. Service population is the sum of the number of residents and employees in the project area.

This analysis uses the Alameda County Transportation Commission (CTC) Countywide Travel Demand Model (Alameda CTC Model) to estimate VMT. The Alameda CTC Model includes data from 2020, which represents pre-pandemic conditions; therefore, the model approximates existing conditions. The VMT estimate accounts for all the VMT generated by the City of Pleasanton within the nine-county Bay Area region. **Table 1** provides the VMT estimate for Alameda County from the Alameda CTC Model. **Table 1** shows the baseline (existing) home-based VMT per resident and total VMT per service population for Alameda County.

Table 1: Baseline VMT Summary

VMT Area	Baseline (2020) VMT	
	Home-Based VMT per Resident	Total VMT per Service Population
Alameda County	19.4	26.6

SOURCE: Alameda CTC Travel Demand Model; Fehr & Peers, October 2022.

1.1.6 Local Roadway Assessment

Under separate cover an assessment of the Housing Element Update's effect on local intersection Levels of Service (LOS) has been prepared. While not necessary for CEQA compliance, an assessment of intersection service levels is required for General Plan compliance and to help inform local decision makers.

1.2 Regulatory Setting

1.2.1 Federal

No federal plans, policies, regulations, or laws related to transportation and circulation are applicable to the project.

1.2.2 State

Interstate freeways and state routes are under the jurisdiction of the California Department of Transportation (Caltrans). Interstates 680 (I-680), I-580, and Stanley Boulevard (SR 84) are state facilities in the study area.

1.2.2.1 Assembly Bill 1358

Assembly Bill 1358, also known as the California Complete Streets Act of 2008, requires cities and counties to include "Complete Streets" policies in their general plans. These policies address the safe accommodation of all users, including bicyclists, pedestrians, motorists, public transit vehicles and riders, children, the elderly, and the disabled. These policies can apply to new streets as well as the redesign of corridors.

In December 2012, the City of Pleasanton adopted the city's "Complete Streets Policy."

1.2.2.2 Senate Bill 375

Senate Bill (SB) 375 provides guidance regarding reducing emissions from cars and light trucks. There are four major components to SB 375. First, SB 375 requires regional greenhouse gas emission targets. These targets must be updated every eight years in conjunction with the revision schedule of the housing and transportation elements of local general plans. Second, Metropolitan Planning Organizations are required to create a Sustainable Communities Strategy (SCS) that provides a plan for meeting regional targets. Third, SB 375 requires housing elements and transportation plans to be synchronized on eight-year schedules. Finally, Metropolitan Planning Organizations must use transportation and air emissions modeling techniques that are consistent with the guidelines prepared by the California Transportation Commission. The applicable SCS for the nine-county Bay Area Region is Plan Bay Area 2050, which was adopted in 2021 by the Association of Bay Area Governments (ABAG)/Metropolitan Transportation Commission (ABAG/MTC).

1.2.2.3 Senate Bill 743

Passed in 2013, California Senate Bill (SB) 743 changes the focus of transportation impact analysis in CEQA from measuring impacts to drivers, to measuring the impact of driving. The change is being made by replacing LOS (delay-based impacts) with VMT (distance based impacts). This shift in transportation impact focus is intended to better align transportation impact analysis and mitigation outcomes with the state's goals to reduce greenhouse gas (GHG) emissions, encourage infill development, and improve public health through development of multimodal transportation networks. Level of service or other delay metrics may still be used to evaluate the impact of projects on drivers as part of land use entitlement review and impact fee programs.

In December 2018, the Natural Resources Agency finalized updates to Section 15064.3 of the CEQA Guidelines, including the incorporation of SB 743 modifications. The Guidelines' changes were approved by the Office of Administrative Law and as of July 1, 2020, are now in effect statewide.

To help aid lead agencies with SB 743 implementation, the Governor's Office of Planning and Research (OPR) produced the *Technical Advisory on Evaluating Transportation Impacts in CEQA* that provides guidance about the variety of implementation questions they face with respect to shifting to a VMT metric. Key guidance from this document includes the following:

- VMT is the most appropriate metric to evaluate a project's transportation impact.
- OPR recommends tour- and trip-based travel models to estimate VMT, but ultimately defers to local agencies to determine the appropriate tools.
- OPR recommends measuring VMT for residential and office projects on a "per rate" basis.
- OPR recommends that a per resident or per employee VMT that is 15% below that of existing development may be a reasonable threshold. In other words, a residential or office project that generates VMT per resident or employee that is more than 85% of the regional VMT average could result in a significant impact. OPR notes that this threshold is supported by evidence that connects this level of reduction to the state's emissions goals.
- OPR recommends that where a project replaces existing VMT-generating land uses, if the replacement leads to a net overall decrease in VMT, the project would lead to a less-than-significant transportation impact. If the project leads to a net overall increase in VMT, then the thresholds described above should apply.
- Lead agencies have the discretion to set or apply their own significance thresholds.

1.2.2.4 Caltrans Construction and Safety Requirements

Caltrans issued the VMT-Focused Transportation Impact Study Guide (TISG) in May 2020, providing the process by which Caltrans will review and assess VMT impacts of land development projects. The TISG generally aligns with the guidance in the OPR *Technical Advisory*.

Caltrans also issued the Transportation Analysis Framework (TAF) in September 2020, which details methodology for calculating induced travel demand for capacity increasing transportation projects on the

State Highway System. Caltrans also issued the Transportation Analysis Under CEQA (TAC) guidance in September 2020 which describes significance determinations for capacity increasing projects on the State Highway System. It is noted that the Housing Element Update does not propose any changes to the Caltrans owned and operated network.

Caltrans also issued Traffic Safety Bulletin 20-02-R1: Interim Local Development Intergovernmental Review Safety Review Practitioner Guidance in December 2020, describing the methods with which Caltrans will assess the safety impacts of projects on the Caltrans owned and operated network. This guidance states that Caltrans will provide its safety assessment to lead agencies for inclusion in environmental documents.

Finally, Caltrans has adopted procedures to oversee construction activities on and around its facilities. The Caltrans Construction Manual (Caltrans, 2020b) describes best practices for construction activities, including personnel and equipment safety requirements, temporary traffic control, signage, and other requirements aimed at reducing construction-related hazards and constructing projects safely and efficiently. Any work proposed on Caltrans facilities would be required to abide by these requirements.

1.2.3 Regional

1.2.3.1 Plan Bay Area

Plan Bay Area 2050 is a long-range integrated transportation and land-use/housing strategy through 2050 for the San Francisco Bay Area. On October 21, 2021, the Association of Bay Area Governments (ABAG) Executive Board and the Metropolitan Transportation Commission (MTC) jointly approved the plan. *Plan Bay Area 2050* connects the elements of housing, the economy, transportation, and the environment through 35 strategies that will make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. In the short-term, the plan's Implementation Plan identifies more than 80 specific actions for MTC, ABAG, and partner organizations to take over the next five years to make headway on each of the 35 strategies. *Plan Bay Area* is the nine-county region's long-range plan designed to meet the requirements of California's landmark 2008 Senate Bill 375.

1.2.3.2 Metropolitan Transportation Commission

The majority of federal, state, and local financing available for transportation projects is allocated at the regional level by MTC, the transportation planning, coordinating, and financing agency for the nine-county Bay Area.

1.2.3.3 Alameda County Transportation Commission (Alameda CTC)

The Alameda CTC is a joint powers authority governed by a 22-member commission that comprises elected offices from each of the 14 cities in Alameda County, the Alameda County Board of Supervisors, and elected representatives for AC Transit and BART. The Alameda CTC coordinates countywide transportation planning efforts and delivers projects and programs.

Alameda CTC also serves as the county's congestion management agency. The Alameda CTC administers a Land Use Analysis Program, which is one of the legislatively required elements of the Alameda CTC

Congestion Management Program. Alameda CTC reviews local land use plans and projects with the potential to cause countywide or regional impacts. The purpose of the Alameda CTC's review is to assess impacts of individual development actions on the regional transportation system and ensure that significant impacts are appropriately mitigated.

Alameda CTC guidelines state that impacts on all modes should be considered, as follows:

- **Transit**—Effects of vehicle traffic on mixed-flow transit operations, transit capacity, transit access/egress, the need for future transit service, consistency with adopted plans, and circulation element needs.
- **Bicycles**—Effects of vehicle traffic on bicyclist conditions, site development and roadway improvements, and consistency with adopted plans.
- **Pedestrians**—Effects of vehicle traffic on pedestrian conditions, site development and roadway improvements, and consistency with adopted plans.
- **Other Impacts and Opportunities**—Noise impacts for projects near state highway facilities and opportunities to clear access improvements environmentally for transit-oriented development projects.

1.2.3.4 Alameda CTC Countywide Transportation Plan

The Countywide Transportation Plan (CTP) establishes near-term priorities and guides long-term decision-making for the Alameda CTC. It establishes a vision for the county's complex transportation system that supports vibrant and livable communities. The CTP is updated every four years and serves as a key input into the region's transportation plan, Plan Bay Area. The 2020 CTP covers transportation projects, policies, and programs out to the year 2050 for Alameda County.

The 2020 CTP includes two companion documents:

- **Community-Based Transportation Plan** - An assessment of transportation needs in the county's low-income communities and communities of color with a focus on input collected via community engagement activities.
- **New Mobility Roadmap** - Document that provides a foundation for agency policy, advocacy, and funding decisions to advance new mobility technologies and services for the Alameda CTC and partner agencies, as well as the private sector. The outcome of the New Mobility Roadmap is a set of seven initiatives, each of which has a comprehensive list of potential actions that could be taken to address and implement new mobility technologies and services in Alameda County.

Priority projects and programs to be prioritized over the next 10 years are identified under the CTP. This list includes seven projects located in the City of Pleasanton:

- I-680 Express Lanes: SR-84 to Alcosta (Phase 1 - Southbound)
- I-580/I-680 Interchange (Phase 1)
- Dublin/Pleasanton BART Station Active Access Improvements

- I-580/Fallon/El Charro Interchange Modernization (Phase 2)
- Iron Horse Trail Improvements
- I-680 Sunol Interchange Modernization
- West Las Positas Bike Corridor Improvements

1.2.4 Local

1.2.4.1 City of Pleasanton General Plan

Streets in and around the plan area are generally under the City's authority, with the exception of SR-84, I-580, and I-680, which all fall under Caltrans jurisdiction. The General Plan contains the following policies and actions relevant to the Housing Element Update:

1.2.4.1.1 Land Use Element

Goal 2: Achieve and maintain a complete well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities.

Policy 4: Allow development consistent with the General Plan Land Use Map.

Policy 9: Develop new housing in infill and peripheral areas which are adjacent to existing residential development, near transportation hubs or local-serving commercial areas.

Goal 3: Develop in an efficient, logical, and orderly fashion.

Policy 23: Regulate the number of housing units approved each year to adequately plan for infrastructure and assure City residents of a predictable growth rate.

1.2.4.1.2 Circulation Element

Goal 1: Develop a safe, convenient, and uncongested circulation system.

Policy 1: Complete the City's street and highway system in accordance with the General Plan Map.

Policy 2: Phase development and roadway improvements so that levels of service at adjacent major intersections do not exceed LOS D at major intersections outside Downtown and gateway intersections.¹

Policy 3: Facilitate the free flow of vehicular traffic on major arterials.

¹ While not required by CEQA and not included as part of the Draft Program EIR, a LOS evaluation is required by this policy; a separate report including a LOS analysis identifying applicable improvements will be provided to the City, and LOS impacts would be evaluated by the City prior to adoption of the Housing Element Update.

Policy 4: In the Downtown, facilitate the flow of traffic and access to Downtown businesses and activities consistent with maintaining a pedestrian-friendly environment.

Goal 4: Provide a multi-modal transportation system which creates alternatives to the single-occupancy automobile.

Policy 13: Phase transit improvements to meet the demand for existing and future development.

Policy 14: Encourage coordination and integration of Tri-Valley transit to create a seamless transportation system.

Policy 22: Create and maintain a safe, convenient, and effective bicycle system which encourages increased bicycle use.

Policy 23: Create and maintain a safe and convenient pedestrian system which encourages walking as an alternative to driving.

1.2.4.2 Hacienda PUD Development Plan Design Guidelines

The Hacienda Planned Unit Development (PUD) area is generally located south of Interstate 580 (I-580), west of Tassajara Creek, north of W. Las Positas Boulevard, and east of Hopyard Road. The Hacienda PUD Development Plan Design Guidelines (Hacienda Design Guidelines) ensure that development within the Hacienda PUD area is within the best interests of the public's health, safety, and general welfare, is consistent with the General Plan, compatible with existing developed properties, presents a positive image for the city along the I-580 frontage, and development within the Hacienda PUD area conform to the purpose of the PUD.

Section 1.3 provides standards and guidelines with respect to Transit Oriented Development (TOD), which are meant to promote a building character, street scale, and street-level uses that will allow the incremental development of a TOD "village", encourage pedestrian activity, and promote easy access to the East Dublin-Pleasanton BART station. Section 2.3 includes circulation hierarchy which emphasis pedestrian access over vehicular access, while allowing for convenient secondary circulation for vehicles. Section 2.6 provides standards for internal circulation, which includes internal streets, alleys, and driveways. Chapter 3 provides guidelines for streets with the intent of creating a street hierarchy and providing continuity. Section 3.3 includes specific standards for the streetscape zone (public service easement).

1.2.4.3 Vineyard Avenue Corridor Specific Plan

The Vineyard Avenue Corridor Specific Plan includes the 384-acre area along Vineyard Avenue in southeast Pleasanton. The Vineyard Avenue Corridor Specific Plan establishes a unique environment which includes a variety of agricultural, residential, open space, recreational, educational, and other uses. Section 5 includes objectives, policies, and guidelines regarding transportation, including street design standards and guidelines, transit service, quarry truck traffic, and pedestrian/bicycle, equestrian trails.

1.2.4.4 Climate Action Plan 2.0

The City of Pleasanton Climate Action Plan (CAP) 2.0 outlines local actions to reduce greenhouse gas (GHG) emissions, enhance environmental sustainability, and prepare for climate change. One of its objectives is to Create a qualified CAP under the California Environmental Quality Act (CEQA) that complies with current regulations which allows projects to streamline future analyses. The CAP 2.0 specifies the following strategies and actions which are applicable to the Housing Element Update:

Strategy TLU-3: Advance sustainable land use that supports not only responsible community development but reduce VMT and provide access to active and/or shared transportation. This strategy will prioritize housing near transit and job centers and encourage sustainable land development for new projects that get built.

Action E6: Housing Element implementation. The City will continue to support General Plan Housing Element implementation including aiming to achieve a balance between jobs and housing. This action includes working with regional partners to prevent displacement and increase affordable housing, and encouraging transit-oriented development near BART stations, along transportation corridors, and in business parks/near employment hubs

1.2.4.5 Complete Streets Plan

The City of Pleasanton's Complete Streets Policy was developed to provide guidance for its residents, decision makers, staff, and various partners to ensure that multimodal elements are incorporated into all transportation improvement projects. The following goals are identified in the Complete Streets Policy and are relevant to the Housing Element Update:

Goal 2: To incorporate the principles in this policy into all aspects of the transportation project development process, including project identification, scoping procedures, and design approvals, as well as design manuals and performance measures.

Goal 3: To create a comprehensive, integrated and connected transportation network that supports compact, sustainable development.

1.2.4.6 Fire Safety Ordinances

The Subdivision Ordinance, Chapter 19.36, of the Pleasanton Municipal Code (Municipal Code) establishes standards for roadway dimensions, subdivision layout, and public improvements needed to protect public safety. In addition, all new developments are reviewed by City departments for their potential effects on public safety, and conditions of approval are attached to minimize such effects and inspections are conducted to ensure proper installation. Developments located outside the 5-minute response time areas are required to provide additional fire mitigation measures, which include, at a minimum, automatic fire sprinkler systems (see Municipal Code Section 20.10.050 California Residential Code (CRC) Section R313 amended – Automatic Fire Sprinkler Systems).

1.3 Environmental Impacts and Mitigation Measures

This section describes the analysis techniques, assumptions, and results used to identify potential significant impacts of the Housing Element Update on the transportation system. Transportation/traffic impacts are described and assessed, and mitigation measures are recommended for impacts identified as significant or potentially significant.

1.3.1 Transportation Impact Assessment under CEQA

State law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used level of service (LOS) to assess the significance of development impacts, with greater levels of congestion considered to be more significant than lesser levels. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own environmental impacts (e.g., to biological and cultural resources). Depending on circumstances, and an agency's tolerance for congestion (e.g., as reflected in its General Plan), LOS D, E, or F often represented significant environmental effects. In 2013, however, the Legislature passed legislation with the intent of ultimately doing away with LOS in most instances as a basis for environmental analysis under CEQA. Enacted as part of Senate Bill 743 (2013), PRC section 21099, subdivision (b)(1), directed the Governor's Office of Policy and Research (OPR) to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, [OPR] shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section." As discussed in Section 1.1.6 above an assessment of the Housing Element Update's effects on area intersection Levels of Service has been prepared under separate cover for the purposes of providing decision makers with information regarding the project's compliance with General Plan policies.

CEQA Guidelines section 21099(b)(2) further provides that "[u]pon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, *shall not be considered a significant impact on the environment* pursuant to [CEQA], except in locations specifically identified in the guidelines, if any." (Italics added.)

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that "generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel.

Except as provided in subdivision (b)(2) [regarding roadway capacity], a project's effect on automobile delay shall not constitute a significant environmental impact."

This analysis evaluates the Housing Element Update based on OPR's guidance as detailed in the approach to analysis section.

1.3.2 Methodology and Significance Thresholds

The significance criteria used to evaluate the Housing Element Update impacts on transportation under CEQA are based on Appendix G of the State CEQA Guidelines, as well as VMT thresholds of significance consistent with OPR guidance.

The following describes the significance criteria used to identify impacts on transportation for development consistent with the Housing Element Update. A significant impact would occur if development consistent with the Housing Element Update resulted in:

- Conflict with an applicable program, plan, ordinance, or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, bicycle, and pedestrian facilities.
- Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).
- Result in designs for on-site circulation, access, and parking areas that fail to meet city or industry standard design guidelines.
- Result in inadequate emergency access to development sites.

The following thresholds are used to determine if the Housing Element Update would have a significant impact on VMT (i.e., be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)):

Residential Projects – For residential projects, a VMT impact will be considered less-than-significant if its Home-based VMT per resident² is at least 15% below the Alameda County average Home-based VMT per resident.

Land Use Plans – For land use plans (including the Comprehensive Plan, Precise Plans, and Specific Plans), a VMT impact will be considered less-than-significant if its Total VMT per service population is at least 15% below the Alameda County average Total VMT per service population³. Given their expected timeline, these types of plans only require a Cumulative year analysis.

Mixed Use -As the Housing Element Update is both a residential project and an overall land use plan, within this assessment, the Project's effects on both residential home-based VMT per resident and total VMT per service population are presented.

² Home-based VMT only includes VMT from trips that start or end at a residence.

³ Service population is the sum of the number of employees and residents.

As the Housing Element Update is both a residential project and an overall land use plan, under these criteria, the Housing Element Update's effects on both residential home-based VMT per resident and total VMT per service population are provided.

1.3.3 Impacts and Mitigation Measures

The VMT analysis methodology utilizes the procedures that are consistent with OPR guidance. These procedures are summarized below.

1.3.3.1 Project Screening

Screening thresholds can be used to identify individual projects expected to cause a less than significant impact without conducting a detailed evaluation. In the case of land use plans, such as a Housing Element, since they affect a larger area and serve as the basis for environmental analysis of future projects, they are not subject to screening and require specific VMT analysis. Hence, the screening criterion described below are only for informational purposes and are not applied to the Housing Element.

There are six screening criteria that can be applied to screen projects out of conducting project-level VMT analysis.

1. **CEQA Exemption.** Any project that is exempt from CEQA is not required to conduct a VMT analysis.
2. **Small Projects.** Small projects are presumed to cause a less than significant VMT impact. Small projects are defined as those that generate fewer than 110 vehicle trips per day.
3. **Local-Serving Retail Uses.** Retail projects of less than 50,000 square feet in size that consist of local-serving uses can generally be presumed to have a less than significant impact absent substantial evidence to the contrary, since these types of projects will primarily draw users and customers from a relatively small geographic area that will lead to short-distance trips and trips that are linked to other destinations.
4. **Proximity to Regional Transit Stop.** Projects located within a transit priority area, which includes areas within 0.5-mile of a regional transit stop (i.e., BART and/or Altamont Corridor Express station). This exemption does not apply to projects that:
 - Have a Floor Area Ratio (FAR) of less than 0.75
 - Include parking in excess of City requirements;
 - Are not consistent with applicable Sustainable Communities Strategies (SCS);⁴ or
 - Results in a net reduction of multi-family units
5. **Projects Located in Low VMT Areas.** Residential and employment-generating projects located within a low VMT-generating area are presumed to have a less than significant impact absent substantial evidence to the contrary. For residential projects, a low VMT area is defined as an area with baseline home-based VMT per resident that is 85% or less of the existing Alameda County

⁴ For the City of Pleasanton, the relevant SCS document is the Plan Bay Area 2050, Association of Bay Area Governments and Metropolitan Transportation Commission, May 2021.

average. For employment projects, a low VMT area is defined as an area with baseline employment home-based-work VMT per employee that is 85% or less of the baseline Alameda County average. For mixed-use projects, each component of it is considered separately; therefore, each of the project's individual land uses should be compared to the screening criteria.

6. **Transportation Projects.** Transit projects, bicycle and pedestrian projects that do not lead to an increase in VMT are considered to have a less-than-significant impact.

1.3.3.2 Projects Requiring VMT Analysis

A project not excluded from VMT analysis through the screening process described above is subject to a VMT analysis to determine if it has a significant VMT impact. The analysis scenarios and significance assessment are described below.

1.3.3.3 Analysis Scenarios

The following scenarios are addressed in the VMT analysis. Note that the OPR guidance recommends that area-wide plans such as Housing Elements are to be evaluated against cumulative conditions. For this analysis, home-based VMT per resident and total VMT per service population are evaluated under future (2040) conditions.

- *2040 No Project Conditions:* The most current version of the Year 2040 Alameda CTC model is run to determine the 2040 No Project home-based VMT per resident and total VMT per service population for Alameda County.⁵ This No Project condition establishes the future baseline threshold VMT.
- *2040 No Housing Element Update Conditions:* This model run provides the vehicle miles generated by the potential sites for housing without any of the changes included in the Housing Element Update.
- *2040 Plus Project Conditions:* The proposed additional residential units were added to the 2040 No Project model for the relevant Traffic Analysis Zones (TAZs) comprising the planning areas, and a full 2040 Plus Project model run was performed.

1.3.3.3.1 Dublin-Pleasanton Bay Area Rapid Transit Station Property

Although the Dublin-Pleasanton BART station property is not included as a potential site for rezoning and was analyzed in the Supplemental EIR for the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings (State Clearinghouse No. 2011052002), the model assumes the incremental increase in allowable residential units (306 units) over that previously analyzed.

1.3.3.3.2 Alameda CTC Countywide Transportation Plan

As described in more detail above, priority projects and programs to be prioritized over the next 10 years are identified under the CTP. This list includes seven projects located in the city:

⁵ Note that the travel demand model based on Plan Bay Area 2050 was not yet available for use in this analysis, the analysis is based on Plan Bay Area 2040.

- I-680 Express Lanes: SR-84 to Alcosta (Phase 1–Southbound)
- I-580/I-680 Interchange (Phase 1)
- Dublin-Pleasanton BART Station Active Access Improvements
- I-580/Fallon/El Charro Interchange Modernization (Phase 2)
- Iron Horse Trail Improvements
- I-680 Sunol Interchange Modernization
- West Las Positas Bike Corridor Improvements

The transportation analysis utilizes land use data from the Alameda CTC Model version released in May 2019 that assumes these transportation network improvements.

DRAFT

1.4 Impacts and Mitigation Measures

Impact TRANS-1: The Housing Element Update would not conflict with an applicable program, plan, ordinance, or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, bicycle, and pedestrian facilities. (*Less than Significant Impact*)

Future potential development consistent with the Housing Element Update would contribute to and increase use of transit, bicycle, and pedestrian facilities in the city. The Housing Element Update is not forecast to generate transit, bicycle, or pedestrian use that would exceed the capacity of area facilities to serve that demand. Development consistent with the Housing Element Update would be required to adhere to all applicable General Plan goals, policies, and programs, and applicable goals, policies, and programs included in the Hacienda Design Guidelines and Vineyard Avenue Corridor Specific Plan. Additionally, development projects consistent with the Housing Element Update would be subject to all applicable City guidelines, standards, and specifications related to the circulation systems, including transit, bicycle, or pedestrian facilities. Specifically, any modifications to or new transit, bicycle, and pedestrian facilities would be subject to and designed in accordance with all applicable federal, state, and local policies.

General Plan Policy 4 in the Land Use Element strictly states that all development must be consistent with the General Land Use Map: Policy 9 supports the development and infill of new housing in areas conveniently located near transportation hubs or local commercial areas. Both policies are listed under Goal 2 which encourages a well-rounded community to maintain desirable neighborhoods, support growing employment, and host a variety of community facilities. General Plan Goal 3 in the Land Use Element promotes development occurring in an efficient, logical, and orderly fashion. In more detail, Policy 23 emphasizes the importance of regulating the number of housing units approved each year with the goal of adequately planning infrastructure to ensure a predictable growth rate for the City's residents.

Goal 6 of the Housing Element Update specifically addresses the intent of the city to plan to ensure new housing is developed in a manner that reduces environmental impacts, keeps pace with available infrastructure and services, and improves the quality of life for existing and new residents. To accomplish this goal, Policy 6.5 encourages new housing to be located in areas well-served by public transit and the active transportation network. The new programs included in the Housing Element Update would further this goal. For example, Program 6.2 includes improvements to bicycle amenities and increases to transit ridership. Similarly new Program 6.4 promotes more frequent bus and rail services in the city.

Development consistent with the Housing Element Update would be required to accommodate the future implementation of improvements identified in the City's *Bicycle & Pedestrian Master Plan (2018)*. These include the following improvements within or adjacent to a Housing Element area:

- Class I shared use paths along the eastern and southern borders of Site 8 (Muslim Community Center).
- Class III bicycle boulevard on Muirwood Drive north of Site 22 (Merritt).

- Class II buffered bicycle lanes on Sunol Boulevard and Valley Avenue along the eastern and northern borders of Site 23 (Sunol Boulevard).
- Class II buffered bicycle lane on Sunol Boulevard along the western border of Site 24 (Sonoma Drive Area).
- Class II buffered bicycle lanes on Sunol Boulevard and Bernal Avenue along the western and southern borders of Site 25 (PUSD-District).
- Class II buffered bicycle lane on Bernal Avenue along the southeast border of Site 26 (St. Augustine).
- Class I shared use path along the western border of Site 27 (PUSD-Vineyard).
- Class IV separated bikeway along the southern border of Site 29 (Oracle).

The Housing Element Update is also consistent with Action E6 of the Climate Action Plan 2.0, which aims to achieve a balance between jobs and housing, increase affordable housing, and encourage new development with accessibility to transit options and employment hubs.

Because implementation of the Housing Element Update would be subject to all applicable City guidelines, standards, and specifications, the project would not conflict with adopted policies, plans, or programs. Therefore, impacts would be less-than-significant impact with respect to transit, bicycle, and pedestrian facilities and policies.

Mitigation Measure: None required.

Impact TRANS-2: The project would generate total VMT per service population that is greater than 85% of the Alameda County average total VMT per service population. (*Significant and Unavoidable Impact, with Mitigation*)

1.4.1 VMT Analysis

1.4.1.1 Modeling Procedure

This analysis uses the Alameda CTC Model to estimate the home based VMT per resident and the total VMT per service population generated by the Housing Element Update under cumulative (i.e., 2040) conditions. The Alameda CTC Model uses various socioeconomic variables, such as number of households and residents by household type and number of jobs by employment category at a TAZ level in addition to transportation system assumptions such as type of roadway, number of lanes, major bicycle, and pedestrian facilities, transit service capacity and frequency to forecast various travel characteristics.

The Alameda CTC Model uses a four-step modeling process that consists of trip generation, trip distribution, mode split, and trip assignment. This process accounts for changes in travel patterns due to future growth and expected changes in the transportation network. The Alameda CTC Model assigns all predicted trips within, across, to, or from the nine-county San Francisco Bay Area region to the roadway

network and transit system by mode (i.e., single-occupant or carpool vehicle, biking, walking, or transit) and transit carrier (i.e., bus or rail) for a given scenario. The VMT generated by each TAZ can be estimated by tracking the number of trips and the length of each trip generated by the TAZ; the VMT per resident can be estimated by dividing the total VMT generated by the residential uses by the number of residents in that TAZ.

The Alameda CTC Model version released in May 2019, which incorporates land use data and transportation network improvements consistent with *Plan Bay Area 2040* (i.e., the Sustainable Communities Strategy). The 2040 land use databases were modified to reflect the buildout under the Housing Element Update. Although MTC adopted *Plan Bay Area 2050* in October 2021, this Transportation Assessment relies on the version of the Model consistent with *Plan Bay Area 2040* because the Alameda CTC has not yet updated the Alameda CTC Model to be consistent with *Plan Bay Area 2050*.

1.4.1.2 VMT Results

This analysis uses the Alameda CTC Model to estimate VMT, and baseline VMT for Alameda County is provided in Table 1. As previously discussed, as the project is largely residential in nature, the City’s thresholds pertaining to residential uses are employed in the assessment of VMT impacts (daily home based VMT per resident). In addition, as the project is a land use plan, the project is also measured against the City’s thresholds pertaining to land use plans (cumulative VMT per service population).

The baseline provided by the Alameda CTC Model, provided in Table 1, was adjusted to reflect the relevant housing unit numbers for the 2040 No Project and 2040 Plus Project Conditions, and the resulting VMT metrics were reported. **Table 2** summarizes the weekday daily home-based VMT per resident for Alameda County, and the VMT produced by the Housing Element sites under no project and project conditions in 2040. The table also includes the threshold used to determine the significance of the VMT impact, defined as 15% below the Alameda County average. **Table 3** provides the home-based VMT per resident by site. **Table 4** shows the Total VMT per service population for the same geographies and scenarios as provided in Table 2.

Table 2: Home-Based VMT per Resident Summary (2040)

VMT Area	Home-Based VMT per Resident	
	2040 No Project	2040 Plus Project
Alameda County Average	17.6	17.8
Threshold of significance (85% of Alameda County’s 2040 Average)	15.0	15.0
Potential Sites for Housing	24.6	22.3

SOURCE: Alameda CTC Travel Demand Model; Fehr & Peers, October 2022.

Table 3: Home-Based VMT per Resident by Housing Element Project (2040)

Housing Element Sites		Home-Based VMT per Resident		Housing Element Update >85% of Alameda County Average?
Site Number/Name	Proposed Capacity (Units)	85% of 2040 No Project Alameda County Average	2040 Plus Project	
1 – Lester	31	15.0	33.6	Yes
2 – Stoneridge Shopping Center (Mall)	1,440	15.0	17.8	Yes
3 – PUSD – Donlon	28	15.0	23.7	Yes
4 – Owens (Motel 6 and Tommy T)	94	15.0	18.6	Yes
5 – Laborer Council	54	15.0	17.3	Yes
6 – Signature Center	440	15.0	19.6	Yes
7 – Hacienda Terrace	80	15.0	19.2	Yes
8 – Muslim Community Center	125	15.0	22.6	Yes
9 – Metro 580	375	15.0	20.2	Yes
11 – Old Santa Rita Area	1,311	15.0	14.9	No
12 – Pimlico Area (North side)	85	15.0	24.7	Yes
14 – St. Elizabeth Seton	51	15.0	22.3	Yes
15 – Rheem Drive Area (southwest side)	137	15.0	22.3	Yes
16 – Tri-Valley Inn	62	15.0	23.1	Yes
18 – Valley Plaza	220	15.0	23.1	Yes
19 – Black Avenue	65	15.0	24.0	Yes
20 – Boulder Court	378	15.0	25.1	Yes
21a – Kiewit	200	15.0	25.1	Yes
21b – Kiewit	560	15.0	25.1	Yes
22 – Merritt	91	15.0	31.6	Yes
23 – Sunol Boulevard	956	15.0	26.7	Yes
24 – Sonoma Drive Area	163	15.0	30.8	Yes
25 – PUSD – District	163	15.0	24.5	Yes
26 – St. Augustine	29	15.0	25.6	Yes
27 – PUSD – Vineyard	25	15.0	39.9	Yes
29 – Oracle	225	15.0	18.7	Yes

SOURCE: Alameda CTC Travel Demand Model; Fehr & Peers, October 2022.

Table 4: Total VMT per Service Population Summary (2040)

VMT Area	Total VMT per Service Population	
	2040 No Project	2040 Plus Project
Alameda County Average	25.9	26.0
Threshold of Significance (85% of 2040 No Project Alameda County Average)	22.0	22.0
Potential Sites for Housing	36.9	30.5

SOURCE: Alameda CTC Travel Demand Model; Fehr & Peers, October 2022.

As shown in **Table 2**, development consistent with the Housing Element Update is estimated to reduce the home-based VMT per resident in the Housing Element Planning Areas, with an average of 22.3 VMT per resident in 2040. This does not result in the project’s VMT being below the threshold of significance of 15.0 (i.e., 15% below the Alameda County 2040 No Project Average home-based VMT per capita). Although development consistent with the Housing Element Update as a whole would result in a home-based VMT per resident reduction, the average does not drop below the threshold of significance, as shown in **Table 3**, almost all of the sites for rezoning are located in areas which are expected to generate a home-based VMT per resident above the relevant threshold of significance.

As shown in **Table 4**, although development consistent with the Housing Element Update would reduce VMT per service population for the potential sites for housing VMT by about 17 percent, from 36.9 to 30.5. However the VMT of 30.5 for the potential sites for housing above the threshold of significance of 22.0, indicating a significant impact relating to VMT.

1.4.1.3 Mitigation Measures

Mitigation Measure TRANS-2: Implement VMT Reduction Measures. Individual housing project development proposals that do not screen out from VMT impact analysis shall provide a quantitative VMT analysis using the methods applied in this EIR, with modifications as necessary. Projects which result in a significant impact shall include travel demand management measures and physical measures to reduce VMT, as provided in the applicable VMT thresholds. The measures in the applicable VMT thresholds would not be additive and combining the reduction measures reduces their effectiveness resulting in a cap on the total VMT reduction these measures can provide.

Because the effectiveness of the above measures in reducing an individual project’s VMT impact to a less than significant level cannot be determined in this analysis, the impact for projects which do not screen out from VMT impact analysis would remain **significant and unavoidable with mitigation**.

Impact TRANS-3: The Housing Element Update would not result in designs for on-site circulation, access, and parking areas that fail to meet City or industry standard design guidelines. (Less than Significant Impact)

Subsequent projects under the Housing Element Update, including any new roadway, bicycle, pedestrian, and transit infrastructure improvements, would be subject to, and designed in accordance with City standards and specifications which address potential design hazards including sight distance, driveway placement, and signage and striping. Additionally, any new transportation facilities, or improvements to such facilities associated with subsequent projects would be constructed based on industry design standards and best practices consistent with the Municipal code and building design and inspection requirements. The City's evaluation of projects' access and circulation will incorporate analysis with respect to City standards for vehicular level of service and queueing, as well as for service to pedestrians, bicyclists, and transit users. Therefore, development consistent with the Housing Element Update would result in a **less-than-significant impact** to transportation hazards.

Mitigation Measure: None required.

Impact TRANS-4: The HEU would not result in inadequate emergency access to development sites. (Less than Significant Impact)

There are no specific development projects associated with the Housing Element Update; and thus, specific housing sites developed consistent with the Housing Element Update cannot be analyzed for adequacy of emergency access at this time. However, the City maintains the roadway network which would provide access to new development sites in accordance with industry design standards. Pursuant to the Subdivision Ordinance, Chapter 19.36, of the Municipal Code, emergency access to new development sites proposed under the Housing Element Update would be subject to review by the City of Pleasanton and responsible emergency service agencies, thus ensuring the projects would be designed to meet all emergency access and design standards. The city also requires the preparation of construction management plans that minimize temporary obstruction of traffic during site construction.

Additional vehicles associated with new development sites could increase delays for emergency response vehicles during peak commute hours. However, emergency responders maintain response plans which include use of alternate routes, sirens, and other methods to bypass congestion and minimize response times. In addition, California law requires drivers to yield the right-of-way to emergency vehicles and remain stopped until the emergency vehicle passes to ensure the safe and timely passage of emergency vehicles.

Based on the above considerations, adequate emergency access would be provided to new development sites, and the impact would be **less than significant**.

Mitigation Measure: None required.

1.5 References

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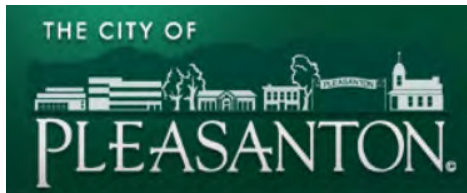
**Appendix H:
Water Supply Assessment**

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1151 Harbor Bay Parkway, Suite 208H, Alameda, CA 94502

City of Pleasanton Water Supply Assessment (WSA) for 2023-2031 Housing Element Update



City Of Pleasanton
P.O. Box 520
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List of Abbreviations and Acronyms

Acronym/Abbreviation	Full Form
ADU	Accessory Dwelling Unit
AF	Acre-Feet
AFY	Acre-Feet Per Year
BART	Bay Area Rapid Transit
CEQA	California Environmental Quality Act
DSRSD	Dublin San Ramon Services District
EIR	Environmental Impact Report
GPCD	Gallons Per Capita Per Day
HDR	High Density Residential
LDR	Low-Density Residential
LMDR	Low/Medium-Density Residential

Acronym/Abbreviation	Full Form
MDR	Medium-Density Residential
PFAS	Per and Polyfluoroalkyl Substances
PFOA	Perfluorooctanoic Acid
PFOS	Perfluorooctane-Sulfonic Acid
PPH	Persons Per Household
PUSD	Pleasanton Unified School District
RHNA	Regional Housing Need Allocation
SB 221	Senate Bill 221
SB 610	Senate Bill 610
SOI	Scope of Influence
SWRCB	State Water Resources Control Board
TAF	Thousand Acre-Feet
UGB	Urban Growth Boundary
UWMP	Urban Water Management Plan
WSA	Water Supply Assessment
Zone 7	Zone 7 Water Agency

Exhibits

Exhibit 1 - Site Vicinity Map

Exhibit 2 - City of Pleasanton Potential Sites for Rezoning Map

Exhibit 3 - City of Pleasanton Site 18 (Valley Plaza) Map

Appendices

Appendix A - City of Pleasanton 2020 UWMP

Appendix B - 2019 Census Data

Appendix C - Housing Element Update (6th Cycle) Potential Sites for Rezoning

Appendix D - Project Water Demand Calculation Tables

Appendix E - Sites with Additional Growth

Appendix F - Zone 7 April 2022 Meeting Documents

Appendix G - City of Pleasanton Groundwater Supply Well PFAS Levels

Executive Summary

The City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update (Housing Element Update) includes sites that could potentially be zoned for residential use (referred to as the “potential sites for rezoning” or “rezoning sites”) to accommodate the City's Regional Housing Need Allocation (RHNA). The estimated duration for development of residential units consistent with the Housing Element Update is from 2023 through 2031. The year 2023 is the baseline year and 2031 is the horizon year for the Housing Element Update. The potential sites for rezoning were chosen based on several criteria including: location, size, existing land use, and the ability to accommodate future residential development. There are 25 sites identified as potential sites for rezoning, which are provided in **Table 1**. One additional property, identified as the Bay Area Rapid Transit (BART) site, is included in this analysis. This site is a carryover site from the 2015-2023 (5th Cycle) and 2007-2014 (4th Cycle) Housing Element Update. Pursuant to Assembly Bill (AB) 2923, this site is required to allow at least 75 dwelling units/acre; this density represents an increase of 306 dwelling units from the density that was initially established by the City in the previous Housing Element Update.

Independent of specific rezoning sites, accessory dwelling units (ADUs) are also included in this analysis. ADUs are smaller dwelling units that provide housing stock for lower-income households and are smaller infill units constructed on properties with an existing single-family home. There are 93 ADUs¹ with an assumed high-density housing type (see list below) included in this analysis. All project components, including the BART property and ADUs, are shown in **Table 1**. Each of the rezoning sites’ anticipated housing type, which relates to the assumed household size per unit, and resultant maximum number of potential dwelling units are included.

The four housing types are:

1. Low-density residential (LDR) dwelling units consisting of single-family detached homes and duplexes²;
2. Low/medium-density residential (LMDR) dwelling units consisting of small-lot single-family homes and townhomes;
3. Medium-density residential (MDR) dwelling units consisting of small-scale apartment buildings and attached apartment buildings with street parking; and
4. High-density residential (HDR) dwelling units consisting of large-scale attached apartments with structured parking, condominiums. ADUs are also placed in this category, since assumed household size is similar to that of high density residential units.

The existing land uses of the rezoning sites encompass various uses, including commercial development, industrial development, storage yards, and vacant land, for the majority of the sites. A limited number of residential units are located on Sites 1, 11, and 22. The Housing Element Update would allow for residential development on all the sites for rezoning. In addition, Site 18, Valley Plaza, is being considered for mixed-use. This is the only proposed site for rezoning that would require mixed use (residential and commercial use, combined).

Table 1: Housing Element Update Potential Sites for Rezoning

Site Number	Site Name	Density Class	Maximum Dwelling Units Per Site
1	Lester	Low	31

¹ This WSA assumes 11.5 ADUs would be built per year, over the course of the eight-year planning period. The ADU estimate is based on the average past 5 years of actual production within Pleasanton, which is consistent with HCD guidance. Given this WSA considers the maximum number of units on the potential sites for rezoning, should any of the Housing Element Update policies facilitate the production of ADUs, any additional units over the 93 units would be accounted for within the evaluation because it is unlikely that all of the sites will develop at maximum density.

² Duplexes are included in the low-density residential designation as the City has decided this as a conservative measure for the purposes of this WSA.

Site Number	Site Name	Density Class	Maximum Dwelling Units Per Site
2	Stoneridge Shopping Center (Mall)	High	1,440
3	PUSD - Donlon	Low	28
4	Owens (Motel 6 and Tommy T)	High	94
5	Laborers Council	High	54
6	Signature Center	High	440
7	Hacienda Terrace	High	80
8	Muslim Community Center	Medium	125
9	Metro 580	High	375
11	Old Santa Rita Area	High	1,311
12	Pimlico Area (North Side)	High	85
14	St. Elizabeth Seton	Medium	51
15	Rheem Drive Area (Southwest Side)	Low/Medium	137
16	Tri-Valley Inn	Medium	62
18	Valley Plaza	High	220
19	Black Avenue	Medium	65
20	Boulder Court	High	378
21a	Kiewit	High	200
21b	Kiewit	Low/Medium	560
22	Merritt	Low	91
23	Sunol Boulevard Properties	High	956

Site Number	Site Name	Density Class	Maximum Dwelling Units Per Site
24	Sonoma Drive Area	Medium	163
25	PUSD – District	Medium	163
26	St. Augustine	Low	29
27	PUSD – Vineyard	Low	25
29	Oracle	High	225
N/A	BART	High	306 ³
N/A	ADUs	High	93
Total	-	-	7,787

In addition to the Housing Element Update, additional growth is expected throughout the City of Pleasanton. Additional growth is expected due to carryover sites from the 5th Cycle, approved or entitled projects that are currently under construction or soon will be under construction, and existing zoning where additional dwelling units are probable based on the characteristics of those sites. Additional ADUs will be added to one of these categories. Additional growth is outlined in the Draft Housing Element. There are a total of 2,486 additional dwelling units being analyzed. The dwelling units are expected to serve all income levels including lower income, moderate income, and above moderate income. The dwelling units are broken up as follows:

1. 1,337 dwelling units are carryover from the 5th Cycle;
2. 416 dwelling units are approved or entitled projects under construction or soon to be under construction;
3. 640 dwelling units may be constructed in parcels where existing zoning already exists; and
4. 93 ADUs.

Much of the growth is expected to occur in conjunction with the Housing Element Update by 2031. This includes all approved or entitled projects, approximately 50% of 5th Cycle carryover projects, approximately 50% of existing zoning locations, and approximately 50% of the ADUs. The remaining 50% of 5th Cycle carryover projects, the remaining 50% of existing zoning, and remaining 50% of ADUs is expected to be developed by 2045, which lines up with water use projections from the City’s 2020 *Urban Water Management Plan* (UWMP). All additional growth has a defined density class to be consistent with the Housing Element Update. Additional growth is shown in **Table 2**.

Table 2: Sites With Additional Growth

Site Type	Density Class	Expected No. Dwelling Units	Horizon Year
5 th Cycle Carryover	High	1,203	50% 2031 and 50% 2045

³ This site is required to allow at least 75 dwelling units/acre; this density represents an increase of 306 dwelling units from the density that was initially established by the City in the previous Housing Element Updates.

Site Type	Density Class	Expected No. Dwelling Units	Horizon Year
5 th Cycle Carryover	Low	134	50% 2031 and 50% 2045
Approved or Entitled Projects	High	327	2031
Approved or Entitled Projects	Low	89	2031
Growth From Existing Zoning	High	128	50% 2031 and 50% 2045
Growth From Existing Zoning	Medium	210	50% 2031 and 50% 2045
Growth From Existing Zoning	Low	302	50% 2031 and 50% 2045
ADUs	High	93	50% 2031 and 50% 2045
Total	-	2,486	-

The purpose of the Water Supply Assessment (WSA) is to support the Program Environmental Impact Report (EIR) being prepared for the Housing Element Update and to perform a water demand evaluation required by California Water Code Sections 10910 through 10915. According to Water Code Section 10910, a city or county that determines a new development project, as defined in Section 10912, is subject to the California Environmental Quality Act (CEQA) must prepare a WSA for the project.

This WSA includes a discussion of the projected potable and recycled water demands attributed to the Housing Element Update and additional growth, the City's projected potable and recycled water demands, the City's water service area, and the City's projected water supply sources and capacity. The WSA also serves as documentation that shows whether the City's projected water supply is sufficient to serve residential development consistent with the Housing Element Update and additional growth through the 2031 horizon year. The WSA also analyzes whether water supply is sufficient through 2045 to line up with projections provided in the UWMP. The projected potable and recycled water demand and supply are based on the UWMP. The analysis described in this WSA discusses the City's projected water supply during a normal year, single dry year, and multiple dry years.

Additional Information

The final section of this WSA is an addendum to this analysis that discusses the City's groundwater supply and elevated pollutants of concern associated with the groundwater which affect or make less certain the conclusion of the UWMP that there would be adequate water supply to serve future demand. In March of 2019, the California State Water Resources Control Board (SWRCB) launched a statewide investigation that required Zone 7 Water Agency (Zone 7), the City's sole wholesale water supplier, and the City to test drinking water supply sources for per- and polyfluoroalkyl substances (PFAS). PFAS include the well-known and studied chemicals perfluorooctane-sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA). In September of 2020, SWRCB extended the duration of testing, and it was found that PFOS and PFOA were detected in the City's groundwater. The City has three groundwater supply wells, Wells 5, 6, and 8 (Chapter 3 of **Appendix A**), and PFOS were detected higher than response levels in Well 8. Upon receipt of these results, Well 8 was taken out of commission as of June 2019, and

the well has not operated since. In addition to the elevated PFOS levels in Well 8, additional PFAS were detected in the City's groundwater.

It has since been determined that all groundwater supply wells for the City of Pleasanton will be taken out of commission no later than the first quarter of 2023. Currently, groundwater makes up approximately 20% of the total water supply for the City, and with the existing groundwater supply wells being taken out of commission, this 20% will not be available to the City without treatment or additional supply sources. This reduction in available groundwater is particularly important as it affects water supply availability for the proposed Housing Element Update and any planned additional growth. The City will need to obtain alternative water sources to provide for sufficient water supply to accommodate the proposed redevelopment. The City is actively studying several options to account for the loss of water supply, but no alternative supply source has been formalized as of the date of this WSA. The elevated pollutants of concern, how it affects proposed development, and options being considered for additional water supply sources are explained in greater detail in the Addendum at the end of the report.

1.0 Introduction

The potential sites for rezoning and the BART property comprise approximately 585 acres (**Appendix C**). Of the 585 acres, approximately 300 acres can be redeveloped, as stated in the *Housing Element Update (6th Cycle) Final Sites Summary and Ranking Report*. The area for redevelopment represents where new residential development can occur as part of the Housing Element Update. The proposed rezonings would allow for a variety of housing types and densities, with a maximum of 7,787 units allowable across all the sites. Additional growth includes 2,486 units from 5th Cycle carryover projects, approved or entitled projects, existing zoning with additional capacity, and additional ADUs. Housing Element Update, approved or entitled projects, 50% of 5th Cycle carryover projects, 50% of existing zoning units, and 50% of ADUs are expected to be fully developed by 2031. The remaining 5th Cycle projects, existing zoning units, and ADUs are expected to be fully developed by 2045.

Projected water demand for the potential sites for rezoning is calculated by multiplying the persons per household (PPH) associated with each density class by the maximum number of units allowable for each site. This calculation methodology was calculated for each of the potential sites for rezoning. These values represent the total projected water demand associated with the Housing Element Update and additional growth sites in the horizon years of 2031 and 2045. The projected water demand is compared to the water service area projected water supply and demand reported in the UWMP through 2045.

1.1 Legal Requirements for the Water Supply Assessment

California Senate Bill 610 (SB 610) and Senate Bill 221 (SB 221) improve the connection between water supply available to a jurisdiction and specific land use decisions made by that jurisdiction. In addition, these bills promote planning between the local water suppliers and local jurisdictions. As a result, detailed information regarding water supply and demand must be provided to the jurisdiction before the approval of proposed large developments. This requirement ensures that enough water supply will be available for a project's projected future water demands during the project and after completion.

SB 610, codified as California Water Code Sections 10910 through 10915, requires agencies responsible for land use decisions to identify water supply that will supply water for a proposed project and to request a WSA detailing the water supply and future demand.

SB 221 requires a jurisdiction's approval for specific residential subdivisions that verify sufficient water supply for a proposed project. This requirement ensures that the water supply is sufficient, or sufficient water supply is identified before the construction of a project.

1.1.1 Does SB 610 Apply?

California Water Code Section 10910 states that any city or county is responsible for determining whether a project, as defined by Water Code Section 10912, is subject to CEQA of the Public Resources Code. Water Code Section 10912 defines a project in several ways, including "a proposed residential development of more than 500 dwelling units." The Housing Element Update could facilitate the development of more than 500 dwelling units; however, the Housing Element Update is a planning document, not a specific development project, and it therefore does not directly trigger the need for a WSA as defined by California Water Code. Nonetheless, a WSA was prepared for the Housing Element Update to provide a well-informed analysis of potential impacts to water supply availability and reliability.

1.1.2 Does SB 221 Apply

SB 221 requires that a development agreement for a subdivision of property of more than 500 residential units cannot be approved unless sufficient and reliable water supply is available to satisfy the project's needs. The Housing Element Update could facilitate a subdivision of property for more than 500 residential units. SB 221 requires the provision of written verification from the water service provider indicating that sufficient water supply is available to serve a proposed subdivision or a finding by the local agency that sufficient water supplies are or will be available prior to completion of a project. SB 221 specifically applies to residential subdivisions of 500 units or more. Government Code Section 66473.7(i) exempts "any residential project proposed for a site that is within an urbanized area and has been previously developed for urban uses, or where the immediate contiguous properties surrounding the residential project site are, or previously have been, developed for urban uses, or housing projects that are exclusively for very low and low income households."

The Housing Element Update is a planning level document does not involve any specific development application. As such, it does not propose development of 500 or more dwelling units in a nonurban area and is not subject to SB 221. Individual development projects consistent with the Housing Element Update would be required to comply with SB 221.

1.1.3 Who is the Identified Public Water System?

According to the UWMP, the public water system's name is "City of Pleasanton." Zone 7 is the wholesaler of approximately 80% of the City's provided water. There are 22,369 connections reported to be part of the public water system, and 14,779 AFY of potable water was supplied by the system in 2020.

California Water Code Sections 10910 and 10912 of SB 610 state that a project requiring CEQA or an EIR has to identify a public water system capable of supplying water to a project. Additionally, Water Code Section 10912 defines a public water system as "a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections," The City of Pleasanton public water system meets these criteria.

1.1.4 Does the City Have an Adopted Urban Water Management Plan?

California Water Code Section 10910 states that a UWMP must include the service area of a proposed project. The UWMP, therefore, assists in the analysis of whether the City of Pleasanton public water system can cover the projected water demand associated with the Housing Element Update when combined with additional growth.

The potential sites for rezoning, the BART property, and sites with additional growth fall within the service area of the City of Pleasanton public water system. This water system is described in detail in the UWMP which contains existing and projected water demands for 2025 and every 5 years after that through 2045. The horizon year for the Housing Element Update and much of the additional growth is 2031 and is therefore evaluated in the UWMP. The City's ability to meet projected water demand is discussed in the following sections.

1.2 Need for and Purpose of Water Supply Assessment

The purpose of a WSA is to evaluate the projected water supply and demand for the proposed Housing Element Update when combined with additional anticipated growth. The WSA is required by the California Water Code Sections 10910 through 10915 and is not intended to serve as a commitment to a specific water supply. The WSA only serves to analyze the existing water supply and demand, and whether that supply would meet the projected demand associated with residential development through the horizon year of the proposed project.

1.3 Water Supply Assessment Preparation, Format, and Organization

The format of this WSA is compliant with specific Water Code Sections 10910 through 10915 and specific requirements of SB 610. The WSA contains the following sections:

1. Introduction;
2. Description of Project;
3. City Water Service Area;
4. City Water Demands;
5. City Water Supply;
6. Determination of Water Supply Sufficiency Based on the Requirements of SB 610;
7. Water Supply Assessment Approval Process; and
8. References.

2.0 Description of Housing Element Update and Additional Growth

A general description of the Housing Element Update area, including sites with expected growth, existing and proposed land uses, projected water demand, and projected water supply, are discussed in this section.

2.1 Housing Element Update and Additional Growth Locations

The city of Pleasanton is in Alameda County, California. The county borders the San Francisco Bay to the east. Pleasanton is bordered on the west by mountains, on the north by Interstate 580 and the city of Dublin, on the east by unincorporated land and the city of Livermore, and on the south by San Francisco Water Department lands and more mountains. This is shown in **Exhibit 1**.

The potential sites for rezoning, the BART property, and all existing zoning are in Alameda County and the city of Pleasanton. All these sites, aside from Sites 1 and 22, are located within the existing incorporated area. Site 22 is just outside of the city limits, but within Pleasanton’s Sphere of Influence (SOI) and Urban Growth Boundary (UGB). Site 1 is also located just outside of the city of Pleasanton’s city limit lines; however, the western half of Site 1 is located just outside the UGB. Both Sites 1 and 22 will be served by the City’s water service area infrastructure. The potential sites for rezoning and the BART property, associated with the Housing Element Update, comprise approximately 585 acres, and the proposed residential development would be built on approximately 300 of those acres. The potential sites for rezoning and BART property are located primarily in urban areas; some are in the more rural outskirts of the city, and, as described above, Sites 1 and 22 lie outside city limits. Existing uses on the sites include commercial development, industrial development, storage yards, residential development, a limited number of residential units, and vacant land without existing development. Sites with additional growth fall throughout the city in 5th Cycle carryover project locations, approved and entitled project locations, and sites with existing zoning already in place. The additional ADUs will fall within one of these additional growth categories. Land use for these sites also includes commercial development, residential development, and vacant land.

2.2 Proposed Land Uses

The Housing Element Update and anticipated additional growth would allow for residential development within the potential sites for rezoning as well as existing zoning. The proposed density classes for the Housing Element Update are shown in **Exhibit 2**. In addition, Site 18, Valley Plaza, is proposed for mixed-use development (residential and commercial use) and contains commercial development with surface parking, as shown in **Exhibit 3**. Some or all this commercial development would be removed and replaced with new commercial and residential development.

Table 3 below shows each proposed Housing Element Update redevelopment site and the expected development plans. For the purposes of this WSA, all proposed residential development sites are considered to be integrated into the existing land use, with the exception of Site 18. Predicting the removal of existing land use, and redevelopment would be difficult and outside the scope of this WSA. This method will provide a conservative projection of water demand for the Housing Element Update. All sites with expected additional growth associated with 5th Cycle carryover projects, approved or entitled projects, and existing zoning with additional capacity are shown in **Appendix E**.

Table 3: Housing Element Update Proposed Redevelopment

Site Number	Site Name	Density Class	Anticipated Changes on Site
1	Lester	Low	Construction of new single-family residential units, including demolition and replacement of two existing homes; construction of a new East Bay Regional Park District staging area, grading, and site improvements.

Site Number	Site Name	Density Class	Anticipated Changes on Site
2	Stoneridge Shopping Center (Mall)	High	Construction of new residential dwelling units and structured parking on existing surface parking areas. Extent of any potential demolition currently unknown.
3	PUSD - Donlon	Low	Construction of new single-family homes on vacant lot.
4	Owens (Motel 6 and Tommy T)	High	Construction of new residential units. Existing restaurant expected to be demolished; unknown if existing hotel building would remain.
5	Laborers Council	High	Demolition of existing office building and replacement with new residential units.
6	Signature Center	High	Construction of new residential units (housing to replace two existing parking structures); existing office buildings to remain.
7	Hacienda Terrace	High	Construction of new residential units on a 2-acre portion of existing parking area, at north part of site.
8	Muslim Community Center	Medium	Construction of new residential units; existing office building likely to be demolished.
9	Metro 580	High	Construction of new residential units on 5-acre portion of existing site that includes parking and three existing commercial buildings, potentially to be demolished.
11	Old Santa Rita Area	High	Construction of new residential units on various parcels; extent of existing development to be demolished unknown and would vary from parcel to parcel.
12	Pimlico Area (North Side)	High	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
14	St. Elizabeth Seton	Medium	Construction of new residential units on vacant portion of church-owned property.
15	Rheem Drive Area (Southwest Side)	Low/Medium	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
16	Tri-Valley Inn	Medium	Construction of new residential units, likely requiring demolition of existing motel units and restaurant.
18	Valley Plaza	High	Construction of new residential units and some replacement commercial space on approximately 5.5 acres, within which most existing buildings expected to be demolished.
19	Black Avenue	Medium	Construction of new residential units; existing office building expected to be demolished.

Site Number	Site Name	Density Class	Anticipated Changes on Site
20	Boulder Court	High	Construction of new residential units; some or all existing structures on site expected to be demolished.
21a	Kiewit	High	Construction of new residential units on vacant site.
21b	Kiewit	Low/Medium	Construction of new residential units on vacant site.
22	Merritt	Low	Construction of new residential units on vacant site. It is anticipated that the existing single-family home will remain.
23	Sunol Boulevard Properties	High	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
24	Sonoma Drive Area	Medium	Construction of new residential units; extent of existing development to be demolished unknown and would vary from parcel to parcel.
25	PUSD – District	Medium	Construction of new residential units; existing development on site expected to be demolished.
26	St. Augustine	Low	Construction of new residential units on vacant portion of church-owned property.
27	PUSD – Vineyard	Low	Construction of new residential units on vacant site.
29	Oracle	High	Construction of new residential units on vacant portion of property.

The Housing Element Update’s primary goal is to accommodate the RHNA by identifying high, medium, and low-density residential development areas to meet outstanding housing needs, including lower-income, moderate income, and above-moderate income housing needs. The proposed density classes are shown in **Table 4**. All sites with expected additional growth are shown in **Appendix E**.

Table 4: Housing Element Update Proposed Density Classes

Proposed Density Class	Total Area (acres)	Area of Redevelopment (acres)	Maximum Dwelling Units
LDR	210	75	204
MLDR	60	50	697
MDR	30	30	629
HDR	250	110	6,257
Total	550	265	7,787

2.3 Overall Water Use Assumptions

As shown in Appendix A, water use assumptions include an average daily water demand per capita provided in the UWMP of 159 gallons per capita per day (GPCD). This daily water demand value will be used for all housing type density classes because it provides a conservative water demand value. The average daily water demand per capita in this assessment of 159 GPCD is based on total water used in 2020, which includes residential, commercial, industrial, and landscape consumption combined. The residential portion makes up approximately 62% of all water used. The remaining 38% of all water used is used to account for the additional commercial, industrial, and landscape growth associated with the Housing Element Update and additional growth population increase. This analysis utilizes the assumptions provided in the UWMP; in particular the UWMP assumes water demand decreases for indoor water use to account for water conservation and outdoor water use increases because of climate change.

It is assumed that only Housing Element Update Sites 6, 7, 8, and 29 have the potential to use recycled water for irrigation, as these sites have recycled water infrastructure available. According to the UWMP, approximately 7.67% of all water used in the city in 2020 was recycled water. This recycled water percentage is used in the water demand calculations for these four sites. Water use is assumed to increase in a linear manner from 2023 to 2031 for Housing Element Update sites, approved or entitled projects, 50% of 5th Cycle carryover projects, 50% of all existing zoning with additional capacity, and 50% of additional ADUs. For this part of the analysis, water use is assumed to increase by 12.5% each year, starting with zero in the baseline year of 2023 to 100% in 2031. For the remaining 5th Cycle carryover projects, additional growth associated with existing zoning, and additional ADUs, water use will increase linearly by 4.5% from the years 2023 through 2045. These sites were selected arbitrarily; however, the final population due to the additional growth are close to the same value for both halves of the 5th Cycle carryover projects, existing zoning, and additional ADUs. This water demand calculation accounts for a gradual increase in population as residential developments are built and occupied. For the years 2032 through 2045, water use associated with the Housing Element Update, approved or entitled projects, and 50% of 5th Cycle carryover projects, existing zoning, and additional ADUs will be projected using the same 100% water use value while also including the water demand variations that account for water conservation and climate change. Water demand is projected through 2045 to allow comparison to UWMP projections.

Persons per household (PPH) data was obtained from the Census Bureau’s 2019 ACS Population per Household Tables. Census data for population and population per household type are shown in **Appendix B**. The different household types in the Census data include single-family residential, multi-family 2 to 4 units, multi-family 5+ units, and mobile home/boat/RV/Van⁴. Three different PPH values were generated for low (single-family residential), medium (multi-family 2 to 4 units), and high-density (multi-family 5+units) types. ADUs are included within the high-density housing type/classification since smaller households typically occupy them. **Table 5** shows each density classification with their corresponding PPH value.

Table 5: Housing Element Update and Additional Growth Persons Per Household

Proposed Density Class	PPH Value
LDR	2.99
MLDR	2.99
MDR	2.48
HDR	2.20

For each site, the maximum allowable density is used as the basis for water use projections to provide a conservative projection. Redevelopment associated with the Housing Element Update and additional growth is expected in the baseline year of 2023 and units are expected to be occupied starting in 2024. All units are expected to be built and

⁴ The mobile home/boat/RV/van portion of the data was removed from this WSA because the proposed residential development would not include these housing types.

fully occupied by 2031 for many sites and 2045 for the remaining sites. The year 2031 is the horizon year for the Housing Element Update, approved and entitled projects, and half the 5th Cycle carryover sites, existing zoning, and additional ADUs; however, water use projections are provided through 2045 to ensure adequate water supply following the new development and to compare to the UWMP projected values. The majority of the water use associated with the new development occurs in 2031 and from there is projected to increase gradually with additional growth through 2045. The potential sites for rezoning are discussed in the City of Pleasanton’s Housing Element Update 6th Cycle (2023-2031), Preliminary Sites Inventory provided in **Appendix C**, as well as sites with additional growth in **Appendix E**. Detailed water use calculations are included in **Appendix D**.

2.4 Average Water Use Per Capita

The water demand per capita value for proposed residential development, 159 GPCD, is derived from values provided in the UWMP and is the basis of the water demand for this analysis.

Conservation and climate change measures were applied to the 159 GPCD value. According to the UWMP, the State of California Legislature mandates indoor water use standards of 55 GPCD through 2024, 52.5 GPCD from 2025 through 2029, and 50 GPCD in 2030 and thereafter. Additionally, it is anticipated that outdoor water use will increase by 5% by 2040 to account for climate change. The trends of increasing temperatures and decreasing precipitation will require additional water use for irrigation and landscaping. Specific water conservation measures are discussed further in Chapter 9 of the UWMP in **Appendix A**.

Using the water conservation and climate change data from the UWMP, projected water demand values were calculated starting in 2020 and extrapolated to 2031, the horizon year for the Housing Element Update and other additional growth. Projected water demand values were further extrapolated through 2045 to compare to water use projections stated in the UWMP after the horizon year. The projected water demand identified for 2023 is used as the baseline year. The estimated indoor water use portion of the projected water demand value, 55 GPCD, is subtracted from 159 GPCD to determine the estimated outdoor water use, which equals 104 GPCD. The indoor, outdoor, and total projected water demand values begin in 2020 and change with the applied conservation and climate change measures in all years through 2045. The years 2023, 2025, 2030, 2031, 2035, 2040, and 2045 as shown in **Table 6**. The years shown in **Table 6** represent the baseline year, horizon year, and all years in which water demand projections for the Housing Element Update and additional growth can be compared to projections provided in the UWMP. The years 2023 and 2031 are included as these are the Housing Element Update’s baseline and horizon years.

Table 6: Average Daily Water Demand Per Capita

Year	Indoor Water Demand (GPCD)	Outdoor Water Demand (GPCD)	Combined Water Demand (GPCD)
2020	55	104	159
2023	55	105	160
2025	53	105	158
2030	50	107	157
2031	50	108	157
2035	50	108	158
2040	50	109	159
2045	50	111	161

2.5 Projected Water Demand for the Housing Element Update

The projected water demand in acre-feet per year (AFY) for each site (including the BART property) was calculated by multiplying daily average water demand per capita by the projected maximum population for each site. The population is calculated by multiplying the PPH values by the maximum number of dwelling units for each site. These calculations are provided in **Appendix D**. The total annual water demand in 2023, 2025, 2030, 2031, 2035, 2040, and 2045 are shown for each site in **Table 7**. 2023 and 2031 are included as the estimated baseline and horizon years.

Water utilized by the residential development is assumed to be potable, except for a small percentage of recycled water used for landscape irrigation at Sites 6, 7, 8, and 29, as shown in **Table 7**. All projected water demand values for each year from 2023 through 2045 are included in **Appendix D**. The proposed dwelling units are anticipated to be constructed and occupied starting in 2024, and it is assumed that 2024 is the first year any of the units would require water. Redevelopment, construction, and occupancy of the sites are not known at this time and may vary depending on development. Therefore, projected water demand starts at zero for 2023 and increases, in a linear manner, by 12.5% each year to 100% of demand in the horizon year of 2031. From 2032 through 2045, only the average daily water demand per capita changes due to water conservation and climate change. It is assumed that all residential units developed consistent with the Housing Element Update would be constructed and operational by 2031.

Table 7: Housing Element Update Estimated Annual Potable and Recycled Water Demand

Site #	Site Name	2023 Water Demand (AFY)	2025 Water Demand (AFY)	2030 Water Demand (AFY)	2031 Water Demand (AFY)	2035 Water Demand (AFY)	2040 Water Demand (AFY)	2045 Water Demand (AFY)
1	Lester	0.00	4.11	14.27	16.34	16.45	16.58	16.72
2	Stoneridge Shopping Center	0.00	139.99	486.25	556.64	560.33	564.94	569.55
3	PUSD-Donlon	0.00	3.71	12.89	14.76	14.86	14.98	15.10
4	Owens	0.00	9.15	31.77	36.37	36.61	36.91	37.22
5	Laborers Council	0.00	5.26	18.27	20.91	21.05	21.22	21.39
6	Signature Center	0.00	42.78	148.58	170.08	171.21	172.62	174.03
7	Hacienda Terrace	0.00	7.78	27.01	30.92	31.13	31.39	31.64
8	Muslim Community Center	0.00	13.70	47.58	54.47	54.83	55.28	55.73
9	Metro 580	0.00	36.46	126.63	144.96	145.92	147.12	148.32

Site #	Site Name	2023 Water Demand (AFY)	2025 Water Demand (AFY)	2030 Water Demand (AFY)	2031 Water Demand (AFY)	2035 Water Demand (AFY)	2040 Water Demand (AFY)	2045 Water Demand (AFY)
11	Old Santa Rita Area	0.00	127.49	442.81	506.91	510.27	514.47	518.67
12	Pimlico Area	0.00	8.26	28.70	32.86	33.07	33.35	33.62
14	St. Elizabeth Seton	0.00	5.61	19.49	22.31	22.46	22.65	22.83
15	Rheem Drive Area	0.00	18.12	62.93	72.04	72.52	73.11	73.71
16	Tri-Valley Inn	0.00	6.81	23.64	27.06	27.24	27.46	27.69
18	Valley Plaza	0.00	21.39	74.29	85.04	85.61	86.31	87.02
19	Black Avenue	0.00	7.16	24.87	28.46	28.65	28.89	29.12
20	Boulder Court	0.00	36.77	127.70	146.19	147.16	148.37	149.58
21a	Kiewit	0.00	19.44	67.53	77.31	77.82	78.46	79.10
21b	Kiewit	0.00	74.02	257.09	294.31	296.26	298.70	301.14
22	Merritt	0.00	12.06	41.90	47.97	48.29	48.68	49.08
23	Sunol Blvd. Properties	0.00	92.98	322.94	369.69	372.14	375.20	378.26
24	Sonoma Drive Area	0.00	17.90	62.16	71.16	71.63	72.22	72.81
25	PUSD-District	0.00	17.90	62.16	71.16	71.63	72.22	72.81
26	St. Augustine	0.00	3.84	13.35	15.29	15.39	15.51	15.64

Site #	Site Name	2023 Water Demand (AFY)	2025 Water Demand (AFY)	2030 Water Demand (AFY)	2031 Water Demand (AFY)	2035 Water Demand (AFY)	2040 Water Demand (AFY)	2045 Water Demand (AFY)
27	PUSD-Vineyard	0.00	3.31	11.51	13.18	13.27	13.37	13.48
29	Oracle	0.00	21.87	75.98	86.97	87.55	88.27	88.99
N/A	BART	0.00	29.78	103.45	118.43	119.21	120.19	121.17
N/A	ADUs	0.00	9.06	31.47	36.02	36.26	36.56	36.86
Total		0.00	796.70	2,767.23	3,167.80	3,188.80	3,215.06	3,241.31

Sites 6, 7, 8, and 29 have the potential to use recycled water as the City’s recycled water infrastructure is already available in these locations. Based on the UWMP, the City’s total recycled water use in 2020 was 1,228 acre-feet (AF), and approximately 7.67% of all water used in the city was from recycled water. This recycled water percentage is used to estimate the recycled water usage for Sites 6, 7, 8, and 29. These sites are proposed to be HDR and MDR development, so recycled water is anticipated to be used for irrigation of community green spaces, landscaping, and other uses. **Table 8** provides the projected recycled water demand.

Table 8: Housing Element Update Estimated Recycled Water Demand

Site #	Site Name	2023 Recycled Water Demand (AFY)	2025 Recycled Water Demand (AFY)	2030 Recycled Water Demand (AFY)	2031 Recycled Water Demand (AFY)	2035 Recycled Water Demand (AFY)	2040 Recycled Water Demand (AFY)	2045 Recycled Water Demand (AFY)
6	Signature Center	0.00	3.28	11.40	13.05	13.13	13.24	13.35
7	Hacienda Terrace	0.00	0.60	2.07	2.37	2.39	2.41	2.43
8	Muslim Community Center	0.00	1.05	3.65	4.18	4.21	4.24	4.27
29	Oracle	0.00	1.68	5.83	6.67	6.72	6.77	6.83
Total		0.00	6.61	22.94	26.27	26.44	26.66	26.88

From the data in **Table 6**, water demand was consolidated to show water demand for each housing type. **Table 9** shows the total annual projected water demand for each housing type.

Table 9: Housing Element Update Annual Potable and Recycled Water Demand by Housing Type

Density Class	Maximum Dwelling Units	2023 Total Water Demand (AFY)	2025 Total Water Demand (AFY)	2030 Total Water Demand (AFY)	2031 Total Water Demand (AFY)	2035 Total Water Demand (AFY)	2040 Total Water Demand (AFY)	2045 Total Water Demand (AFY)
LDR	204	0.00	27.04	93.93	107.53	108.24	109.14	110.03
LMDR	697	0.00	92.14	320.02	366.35	368.78	371.81	374.85
MDR	629	0.00	69.07	239.90	274.63	276.45	278.73	281.00
HDR	6,257	0.00	609.20	2,115.98	2,422.28	2,438.34	2,458.42	2,478.49
Total	7,787	0.00	796.70	2,767.23	3,167.80	3,188.80	3,215.06	3,241.31

All projected potable, recycled, and total water demands are summarized in **Table 10**.

Table 10: Total Housing Element Update Projected Water Demand

Water Type	2023 Water Demand (AFY)	2025 Water Demand (AFY)	2030 Water Demand (AFY)	2031 Water Demand (AFY)	2035 Water Demand (AFY)	2040 Water Demand (AFY)	2045 Water Demand (AFY)
Potable Water	0.00	790.09	2,744.29	3,141.53	3,162.36	3,188.40	3,214.43
Recycled Water	0.00	6.61	22.94	26.27	26.44	26.66	26.88
Total Water	0.00	796.70	2,767.23	3,167.80	3,188.80	3,215.06	3,241.31

2.6 Projected Water Demand for Additional Growth

The projected water demand was calculated, in AFY, for the sites expecting additional growth in a comparable way to the Housing Element Update. For all approved or entitled projects, projected water demand was calculated using the same baseline and horizon years of 2023 and 2031, respectively. Water demand for the years 2032 through 2045 will remain relatively constant while also considering water conservation and climate change. However, water demand for 5th Cycle carryover projects, existing zoning locations with additional capacity, and additional ADUs are calculated differently. Approximately 50% of these sites will be calculated with the same 2023 and 2031 baseline and horizon years, but the other 50% will have a baseline year of 2023 and a horizon year of 2045. The sites with a horizon year of 2045 will increase linearly by 4.5% to 100% capacity from 2023 through 2045. A complete breakdown of each sites' projected water demand and horizon year is shown in **Appendix D**. Additionally,

Table 11 below shows projected water demand by additional growth site type, density class and expected number of dwelling units for the years 2023, 2025, 2030, 2031, 2035, 2040, and 2045.

Table 11: Additional Growth Annual Water Demand by Housing Type

Site Type	Density Class	Expected No. Dwelling Units	2023 Total Water Demand (AFY)	2025 Total Water Demand (AFY)	2030 Total Water Demand (AFY)	2031 Total Water Demand (AFY)	2035 Total Water Demand (AFY)	2040 Total Water Demand (AFY)	2045 Total Water Demand (AFY)
5th Cycle Carryover	High	1,203	0.00	82.71	287.27	328.86	370.27	422.76	476.07
5th Cycle Carryover	Low	134	0.00	13.46	46.76	53.53	58.80	65.49	72.27
Approved or Entitled Projects	High	327	0.00	31.82	110.51	126.51	127.35	128.40	129.44
Approved or Entitled Projects	Low	89	0.00	11.80	40.98	46.91	47.22	47.61	48.00
Growth From Existing Zoning	High	128	0.00	12.51	43.44	49.72	50.05	50.47	50.88
Growth From Existing Zoning	Medium	210	0.00	19.87	69.00	78.99	83.63	89.50	95.46
Growth From Existing Zoning	Low	302	0.00	19.54	67.86	77.68	101.64	132.02	162.88
ADUs	High	93	0.00	6.23	21.66	24.79	28.24	32.60	37.04
Total		2,486	0.00	197.93	687.47	786.99	867.20	968.85	1,072.05

2.7 Total Projected Water Demand Housing Element Update and Additional Growth

Table 12 shows the combined total projected water demand associated with the Housing Element Update and the additional growth in the city of Pleasanton for the years 2023, 2025, 2030, 2031, 2035, 2040, and 2045. All Housing Element Update sites, approved or entitled project sites, 50% of 5th Cycle carryover project sites, 50% of existing zoning sites, and 50% of additional ADUs are assumed to have a baseline year of 2023 and a horizon year of 2031. All remaining sites are assumed to have a baseline year of 2023 and a horizon year of 2045. Complete calculations for all sites are provided in **Appendix D**.

Table 12: Total Projected Water Demand

Site Type	Maximum or Expected No. Dwelling Units	2023 Total Water Demand (AFY)	2025 Total Water Demand (AFY)	2030 Total Water Demand (AFY)	2031 Total Water Demand (AFY)	2035 Total Water Demand (AFY)	2040 Total Water Demand (AFY)	2045 Total Water Demand (AFY)
Housing Element Update	7,787	0.00	796.70	2,767.23	3,167.80	3,188.80	3,215.06	3,241.31
Additional Growth	2,486	0.00	197.93	687.47	786.99	867.20	968.85	1,072.05
Total	10,273	0.00	994.63	3,454.70	3,954.79	4,056.00	4,183.91	4,313.36

2.8 Projected Water Supply for the Housing Element Update and Additional Growth

The projected water demands would be supplied using the City's existing potable and recycled water infrastructure. In addition, the projected water demand would be supplied using the City's existing and future portfolio of potable and recycled water supplies. The Housing Element Update and additional growth proposed redevelopment water demand projections are compared to existing and projected water supply values in Section 6 of this WSA.

3.0 City Water Service Area

This section describes the City of Pleasanton's existing water service area along with projected growth in population for the water service area through the year 2045.

3.1 General Description

The majority of land within the city lies on flat land formed by alluvial deposits from prehistoric streams flowing through the Livermore, Amador, and San Ramon Valleys to the San Francisco Bay area. Various deposits of sand and gravel make up a substantial portion of the area. These deposits once supported the cultivation of crops and livestock. However, the city is now largely urbanized, except for the southeastern portion containing vineyards and livestock grazing areas, and the Pleasanton Ridglands in the far west portion of the city. The majority of the city sits on the valley floor that ranges from 320 to 400 feet above sea level. Elevated areas lie to the south and west, with the west including several seismically active faults.

The City of Pleasanton supplies water to areas within the city limit lines with additional service areas to the southwest into the foothills as shown in Figure 3-1 of the UWMP in **Appendix A**. This existing water service area lies within the Alameda Creek Watershed Area and covers approximately 25 square miles.

3.2 City Growth Rates

As of 2020, the estimated population for the existing water service area was 82,977⁵ per the UWMP, which cited Census Bureau data. Using prior data from the California Department of Finance (DOF), a population increase was reported of approximately 5% between 2015 and 2020. According to the UWMP, which cited Zone 7's 2020 Tri-Valley Municipal and Industrial Water Demand Study⁶, the residential population for the water service area is projected to increase by 4%, from 82,977 to 86,326, between 2020 and 2025. Over the next 25 years, to 2045, the UWMP projects the population within the water service area to increase by 22%, from 82,977 to 100,913. The actual DOF recorded population increase is similar to the projected population increases stated in the UWMP.

In comparison, the proposed Housing Element Update redevelopment plus additional growth suggests a population increase greater than what is shown in the UWMP. **Table 13:** shows each redevelopment density class, maximum number of dwelling units, and population associated with each density class. The total increase in population due to the proposed redevelopment is 23,992. This is the population that would occupy the proposed redevelopment in the horizon years of 2031 and 2045, assuming 100% occupancy. This population added to the current water service area population is equal to 106,969. This exceeds the project population values stated in the UWMP.

Table 13: Housing Element Update and Additional Growth Maximum Population Increase

Proposed Density Class	Maximum Dwelling Units	Population Increase
LDR (Housing Element Update)	204	612
MLDR (Housing Element Update)	697	2,085
MDR (Housing Element Update)	629	1,563
HDR (Housing Element Update)	6,257	13,769

⁵ The water service area extends outside the boundary of the city of Pleasanton city limits. The decennial 2020 Census Bureau population for the city (within the city limits) is 79,871.

⁶ The 2020 Tri-Valley Municipal and Industrial Water Demand Study can be found at the following link: https://www.zone7water.com/sites/main/files/file-attachments/2020_tri-valley_demand_study.pdf?1627595774.

Proposed Density Class	Maximum Dwelling Units	Population Increase
Housing Element Update Total	7,787	18,029
LDR (Additional Growth)	525	1,575
MDR (Additional Growth)	210	531
HDR (Additional Growth)	1,658	3,857
Additional Growth Total	2,486	5,963
Combined Total	10,273	23,992

4.0 City Water Supply

This section discusses the city's water supply sources.

4.1 Regulatory Background

California Water Code Section 10910 states the following:

1. If a project's projected water demand is accounted for in the most recent UWMP, the public water system may incorporate information from the UWMP in order to comply with the water code.
2. The WSA required by this section must include identification of any water supply entitlements, water rights, or water service contracts relevant to the identified water supply for a proposed project. A description of the quantities of water received by the public water system must be provided to comply with the water code.
3. Written contracts or other proof of entitlement to an identified water supply; copies of a capital outlay program for financing the delivery of water supply; federal, state, and local permits for construction of necessary infrastructure associated with delivering water supply; and any necessary approvals that are required in order to be able to convey or deliver water supply must be provided in order to comply with the water code.
4. If no water has been received by the public water system, other water sources must be identified in order to comply with the water code.

The City's potable water supply comes primarily from Zone 7, and the rest traditionally provided by City owned groundwater wells (see addendum for updates). In addition, Dublin San Ramon Services District (DSRSD) provides recycled water to the City. The Housing Element Update and additional growth would utilize water from these sources, as they are within the City's water service area.

4.2 Existing and Projected Potable Water Supply

Zone 7 is the city's sole wholesale treated water supplier. The City purchases all needed potable water within the service area from Zone 7, except for groundwater extracted from three groundwater well locations (see addendum for updates). The amount extracted is managed and controlled by Zone 7. The City has a maximum groundwater pumping quota (GPQ) of 3,500 AF from the Livermore Valley Main Groundwater Basin (Main Basin) in any calendar year. The City must also pay a groundwater recharge fee to Zone 7 to replenish the Main Basin. The City may carry over up to 700 AF of unused pumping quota from one year to another. Note that recent discussion between Zone 7 and the City of Pleasanton has taken place in order to evaluate the feasibility of Zone 7 providing all of the City's water, rather than the City pumping groundwater up to its 3,500 AF per year limit. Zone 7 and the City work together to determine water uses yearly and future water demand projections.

Approximately 80% of the City's potable water is purchased from Zone 7. Therefore, Zone 7 serves two critical factors in water supply to the City: incoming water supply through contracts, and rights and accumulated water supply in storage from previous years. Zone 7 has incoming supply primarily from imported surface water and local surface runoff water. In addition, accumulated water supplies are available in local and non-local storage locations.

The remaining 20% of potable water supplied to the City is provided by groundwater pumping of the Main Basin. As discussed earlier, there are limits to how much water the City can pump from the Main Basin and Zone 7 controls these pumping limits. Zone 7 water supply sources are detailed in Chapter 6 of the UWMP in **Appendix A**.

Table 14 shows the total potable water supplied to the City via Zone 7 and controlled City groundwater pumping (GPQ is subject to change or be removed entirely based on recent discussion between Zone 7 and the City).

Table 14: Potable Water Supply Sources

Water Supply	Water Supply Description	Projected Water Supply (AFY)					
		2020	2025	2030	2035	2040	2045
Purchased Water	Zone 7	11,752	13,240	13,739	14,237	14,736	14,736
Groundwater	Main Basin	3,027	3,500	3,500	3,500	3,500	3,500
Total		14,779	16,740	17,239	17,737	18,236	18,236

4.2.1 Groundwater Supply Reliability

Zone 7 manages and replenishes the Main Basin, which is the sole groundwater supply for the City. The Main Basin comprises four subbasins and it has a total storage capacity of 254 thousand acre-feet (TAF) consisting of 126 TAF of aggregate operational storage and 128 TAF of aggregate emergency storage from all four subbasins. Zone 7 only pumps artificially recharged groundwater from particular subbasins that it has sustainably managed over the years. The City can pump up to its GPQ from the Main Basin, which is the City’s allocation of the long-term average natural recharge to the Main Basin.

Since 1974, Zone 7 has artificially recharged over 67 TAF more water than it has pumped. Zone 7 also plans to install additional groundwater wells to manage groundwater levels within the Main Basin. The local groundwater storage in the Main Basin provides strong reliability of future water supply.

4.2.2 Planned Future Potable Water Supply

The City is not currently planning to engage in future water supply projects. All currently planned water supply would be obtained by Zone 7 and from groundwater pumping. Currently, water supplied to Zone 7 is provided by the State Water Project (SWP), groundwater, and surface water. The SWP provides approximately 80% of Zone 7’s water supply.

Zone 7 is engaging in future water supply projects to account for rising population and increases in climate impacts to the water supply. Potential Zone 7 projects include Bay Area Regional Desalination Project, Delta Conveyance Project, Potable Water Reuse, and the Proposed Sites Reservoir. The Bay Area Desalination Project will consist of desalinating Bay Area water for potable water sources and could provide an additional water supply of 5,600 AFY. The Delta Conveyance Project will continue to allow water to be obtained from the Delta, rather than being lost due to environmental impact caused by sea level rise. Increased water quality measures may be needed to make this project feasible. The Potable Water Reuse Project will involve wastewater purification to re-supply potable water that could add an additional water supply of 5,500 to 10,000 AFY. The Sites Reservoir Project is a proposed 1,500,00 AF storage reservoir in northern California. Water from the Sacramento River will be diverted to the reservoir and used during drier periods.

4.2.3 Additional Potable Water Supply Opportunities

The projects discussed above are meant to increase water availability which will influence long-term water supply reliability for the City. The City's immediate future potable water supply relies heavily on Zone 7’s restricted groundwater pumping and Zone 7’s water supply. Additional alternative water supplies for Zone 7 include a Reliability Intertie and Chain of Lakes Pipeline. The Intertie will allow Zone 7 to construct a connection with another regional water supply system to mitigate future water supply deficiencies. The Chain of Lakes Pipeline option will bring stormwater releases from Lake De Valle, southwest of Pleasanton, to the Chain of Lakes for storage.

Zone 7 has conducted studies to determine water supply during a normal, single dry year, and five consecutive year droughts. The UWMP states that Zone 7 can supply 100% of the water demand for the City during all conditions. Therefore, overall water supply reliability from Zone 7 purchases and groundwater pumping from the Main Basin is sufficient.

Additionally, Zone 7 conducted a meeting in April of 2022, and it was noted that planned water conservation from the City of Pleasanton and surrounding areas will increase Zone 7's excess water supply. A mandated water conservation level of 15%, relative to 2020 conservation, for the years 2022 and 2023 is expected to create an excess of 26,300 AF of water supply that can go directly to storage by 2024. If hydrologic conditions are assumed to be average for the years 2025 and 2026, the excess water supply to storage will increase more. This helps solidify reliable water supply for the City. Documents from this April 2022 meeting are provided in **Appendix F**.

4.3 Existing and Projected Recycled Water Supply

The Dublin San Ramon Services District (DSRSD) is responsible for treating and discharging wastewater to the City. The City does not produce any recycled water, and all recycled water is provided by DSRSD. The existing recycled water system within the city was constructed in 2015 to serve landscapes, which were previously irrigated with potable water, and reduced potable water usage. Recycled water use also reduced wastewater discharge and increased overall water supply reliability.

All recycled water in the city is being used for landscape irrigation and is projected to continue to be utilized for this use. In 2020, total recycled water usage 1,228 AFY. **Table 15** shows projected recycled water supply from 2020 through 2045. Recycled water reliability is based on overall wastewater generation and is vital for future water demands.

Table 15: City Projected Recycled Water Supply

Water Supply	Water Supply Description	Projected Water Supply (AFY)					
		2020	2025	2030	2035	2040	2045
Recycled Water	DSRSD	1,228	1,500	1,650	1,650	1,800	1,800

5.0 City Water Demands

The existing and projected water demand for the water service area and projected dry year water demands are discussed in this section. California Water Code Section 10910 states that if a project’s projected water demand is accounted for in the most recent UWMP, the project planning team may use the UWMP to show that water supply is adequate for the proposed project.

5.1 Existing and Projected Water Demand

The existing water service area demand is from residential, commercial, industrial, and institutional (government) development, agricultural needs, and landscaping. Additional water demand is from groundwater (intentional replenishment of groundwater), saline water intrusion barriers, distribution system losses, and other water demand sources.

Historically, potable water demand within Pleasanton’s water service area has fluctuated. Between 2005 and 2015, water demand decreased from 18,060 AFY to 11,355 AFY, which is a 37% decrease mostly associated with the residential sector. However, between 2015 and 2020, water demand rose from 11,355 AFY to 14,779 AFY, a 30% increase also associated with the residential sector.

According to the UWMP, future projected potable water demand is expected to increase by approximately 23% between 2020 and 2045, to 18,236 AFY. **Table 16** shows the 2020 potable water demand and the projected water demand by sector every 5 years through 2045, as reflected in the UWMP. The future projected water demands reported in the UWMP were developed for Zone 7’s Regional Demand Study

Table 16: Existing and Projected Potable Water Demand

Water Demand Sector	Projected Water Demand (AFY)					
	2020	2025	2030	2035	2040	2045
Year						
Single Family Residential	7,904	8,952	9,219	9,485	9,752	9,752
Multi-Family Residential	1,299	1,472	1,515	1,559	1,603	1,603
Commercial	1,215	1,376	1,417	1,458	1,499	1,499
Industrial	58	66	68	70	72	72
Landscape	2,996	3,393	3,494	3,595	3,696	3,696
Losses	1,308	1,482	1,526	1,570	1,614	1,614
Total	14,779	16,740	17,239	17,737	18,236	18,236

Recycled water demand is also projected for every 5 years through 2045. All recycled water use from 2020 is from landscape irrigation, except for 1 AFY that was assumed for dual plumbing use. The total recycled water use in 2020 was 1,227 AFY. It is assumed that recycled water associated with the Housing Element Update would be utilized for landscape irrigation, as described above. **Table 17** shows projected recycled water demand and combined total projected water demand for the water service area, including potable water starting with 2020, with projections every 5 years after that through 2045.

Table 17: Projected Potable and Recycled Water Demand Combined

Water Type	Projected Water Demand (AFY)					
Year	2020	2025	2030	2035	2040	2045
Potable Water Demand	14,779	16,740	17,239	17,737	18,236	18,236
Recycled Water Demand	1,228	1,500	1,650	1,650	1,800	1,800
Total Water Demand	16,007	18,240	18,889	19,387	20,036	20,036

Water utilized by the residential development associated with the Housing Element Update and additional growth is assumed to be potable, except for a small percentage of recycled water used for landscape irrigation at Sites 6, 7, 8, and 29. Those sites are the only proposed Housing Element Update sites near existing recycled water infrastructure and the City currently has no plans to expand the existing recycled water system. As previously stated, the existing proportion of recycled water use in 2020, amounting to 7.67% of total use, was used to estimate total projected recycled water demand for Sites 6, 7, 8, and 29. All water utilized by additional growth outside of the Housing Element Update is not differentiated between potable and recycled for the purposes of this WSA.

5.2 Dry Year Water Supply and Demand

According to the UWMP, local water supply and reliability is directly related to seasonal and climatic changes. In addition, the water supply is directly related to the hydrologic conditions. Consequently, water demand versus supply must be accounted for in dry year conditions. Historical data was reviewed, and projected water supply was determined for a normal year, a single dry year, and a five consecutive year drought. A normal year is where runoff levels most closely represent the average values for the city and a single dry year is where the runoff values are the lowest. Finally, a five consecutive year drought is where the lowest runoff occurs for a 5-year sequence. Single dry year, multi-dry year, and normal year water supply projections are detailed in **Appendix A**.

5.2.1 Single Dry Year and Multi-Dry Year Supply and Demand Conditions

The UWMP utilizes 1965 as the normal water supply year, and 2014 as the single dry year. The UWMP states that Zone 7 water supply will decrease; however, Zone 7 will still be able to provide the projected water demand from 2020 through 2045. Therefore, per the UWMP, water supply is adequate to meet the City’s projected water demands during a single dry year.

The five consecutive year drought year supply projection is based on the 1987 through 1991 period. These years contain the lowest runoff values for a five consecutive year period. The UWMP states that Zone 7 water supply will decrease; however, Zone 7 will still be able to provide the projected water demand from 2020 through 2045. Therefore, the water supply will be adequate for the City’s projected water demand during consecutive multiple dry years.

Table 18 shows total change in projected water demands for the water service area during single dry years and five consecutive year droughts every five years from 2020 through 2045.

Table 18: Single Dry Year and Five Consecutive Year Drought Water Demand

Dry Year Classification	Water Demand % Change	Projected Water Demand (AFY)					
		2020	2025	2030	2035	2040	2045
Single Dry Year	0%	16,007	18,240	18,889	19,387	20,036	20,036

Dry Year Classification	Water Demand % Change	Projected Water Demand (AFY)					
		2020	2025	2030	2035	2040	2045
Five Consecutive Year Drought	0%	16,007	18,240	18,889	19,387	20,036	20,036

As shown in the table, the UWMP does not project that water demand will change during either a single dry year or multiple consecutive years. However, the City of Pleasanton may still implement additional measures to conserve water. Existing water conservation measures are in place, as discussed in the UWMP. The following are definitions of water waste from the UWMP:

1. Use of potable water between the hours of 9:00 AM and 6:00 PM to irrigate grass, lawns, groundcover, shrubbery, crops, vegetation, and trees.
2. The application of potable water that produces runoff that flows onto adjacent properties, non-irrigated area, private and public walkways, roadways, or parking lots or structures.
3. Use of potable water to irrigate outdoor landscaping during and/or after rainfall events.
4. Use of potable water to wash sidewalks, walkways, driveways, parking lots, or open ground or other hard surfaces.
5. Use of potable water in non-circulatory ponds, fountains, and other water features.
6. Allowing water to escape from breaks within a consumer’s plumbing system for more than 8-hours.

To protect water resources, the following City regulations are in place even during normal supply conditions:

1. The use of potable water for washing vehicles or machinery from a hose equipped with a shutoff nozzle is permitted as long as water does not enter storm drain systems.
2. Reduce the interior and exterior water use that produces excessive runoff.
3. Restaurants shall serve water to customers only when requested.
4. Operators of hotels and motels shall offer customers the option to not have linens and towels laundered daily. Notice should be displayed to all customers.
5. The use of water for construction activities should utilize recycled water rather than potable water. Excessive runoff should not occur.
6. Commercial power washing should use recycled water in a way that does not allow detergents to enter the storm drain system.
7. Pools should remain covered when not in use to prevent evaporation. The pools should be equipped with a recirculating pump.
8. The use of potable water in non-circulatory ponds, fountains, and other water features is prohibited.

6.0 Determination of Water Supply Sufficiency Based on the Requirements of SB 610

California Water Code Section 10910 states that water supply must be sufficient for a proposed project during a normal water supply year, single dry year, and multiple dry years during a 20-year water demand projection.

Table 19 provides the total City water usage for 2020, projected water demands for 2025, 2030, 2035, 2040, and 2045, and the yearly demand projection from 2020 to 2025. Note that projected recycled water demands are not provided for the years 2021 through 2024, so the value of 1,500 AFY (same as projected recycled water demand from 2025) is used for these years as an assumption.

Table 19: Projected Water Demand from 2020 through 2045

Water Source	Projected Water Demand (AFY)									
	2020	2021	2022	2023	2024	2025	2030	2035	2040	2045
Potable Water	14,779	15,246	16,240	16,410	16,570	16,740	17,239	17,737	18,236	18,236
Recycled Water	1,228	1,500	1,500	1,500	1,500	1,500	1,650	1,650	1,800	1,800
Total	16,007	16,746	17,740	17,910	18,070	18,240	18,889	19,387	20,036	20,036

The projections provided by the UWMP include the projected eight-year period of the Housing Element Update combined with additional growth, 2023 through 2031. Therefore, the total projected water demand associated with the Housing Element Update for the years 2023, 2024, 2025, 2030, and 2035 plus existing demand (based on 2020 actual usage) were compared to the total water demand projections for the City stated in the UWMP.

The Housing Element Update and additional growth-related water demands would continue after 2031 as it is assumed the proposed residential developments would continue to be occupied. Water demand projections are extended through 2045 to compare to UWMP projections. Water demand projections after 2031 are assumed at 100% of water demand associated with the Housing Element Update, approved or entitled projects, and approximately 50% of 5th Cycle carryover projects, 50% of existing zoning with additional capacity, and approximately 50% of additional ADUs because the residential developments are assumed to be 100% occupied from 2031, the horizon year, to 2045. The remaining water demand associated with 50% of 5th Cycle carryover projects, 50% of existing zoning locations, and 50% of additional ADUs increase linearly from 2023 (baseline) through 2045.

Much of the projected water demand is associated with the years 2023 through 2031. Smaller increases in projected water demand exist due to additional growth and climate change which are mitigated due to the water conservation measures as discussed previously. If the projected water demand values associated with the Housing Element Update and additional growth are added to the 2020 actual water use value of 16,007 AFY, it can be determined whether the projected water demand associated with the Housing Element Update plus additional growth falls within the City's total water demand projections.

Table 20 shows the comparison of the 2020 water use value, plus the projected demand associated with the implementation of the Housing Element Update and additional growth, against the City's total water demand projections for each of the above-referenced years between 2023 and 2045. Also, as stated prior it has been

determined that the water supply will be sufficient to supply the City’s projected water demands during single year and multi-year droughts, so the comparison shown below would be unchanged in the event of drought conditions.

Table 20: Housing Element Update Plus Additional Growth Water Demands Vs. City’s Total Water Demand Projections

Water Supply	Projected Water Demand (AFY)						
	2023	2024	2025	2030	2035	2040	2045
2020 Actual Water Use	16,007	16,007	16,007	16,007	16,007	16,007	16,007
Water Demand Associated with Housing Element Update	0	404	797	2,767	3,189	3,215	3,241
Water Demand Associated with Additional Growth	0	100	198	687	867	969	1,072
City’s Total Projected Water Demand per UWMP	17,910	18,070	18,240	18,889	19,387	20,036	20,036
Surplus/ Deficiency	1,903	1,559	1,238	(572)	(676)	(155)	(284)

As shown in the table, the water demand projections associated with the Housing Element Update and additional growth fall within the City’s total water demand projections for the years 2023 through 2025. However, the City’s total water demand projections exceed anticipated supply for the years following 2025 with the largest exceedances occurring in 2030 and 2035.

It should be noted that the water demand projections for the Housing Element Update are conservative. The average daily water demand per capita in this assessment of 159 GPCD is based on total water used in 2020, which includes residential, commercial, industrial, and landscape consumption combined. The residential portion makes up approximately 62% of all water used. Additional water uses within residential developments like community green spaces, trees, landscaping, and shrubbery require additional water use. Therefore, the conservative value of 159 GPCD was used to account for these additional demands. In addition, more water conservation measures may take effect in the coming years that could decrease water use per capita.

This WSA conservatively analyzes impacts of the development of all the potential sites for rezoning listed above, at their maximum allowable density for the proposed Housing Element Update as well as sites with additional growth, which generates significantly more residential units than are needed to strictly meet the Regional Housing Need Allocation assigned to the City for the forthcoming 8-year Housing Element Update cycle. The City of Pleasanton has discretion to identify the appropriate housing sites to meet Housing Element Update objectives, while also considering additional growth, provided that such sites are determined to have sufficient realistic development capacity to accommodate the RHNA. As such, it is possible that not all the sites analyzed in this WSA would be subject to rezoning, nor that every site will develop at their maximum density. Therefore, this approach provides a conservative analysis with respect to water supply/demand impacts. Overall, projected water demand associated

with the Housing Element Update and additional growth is within 5% of the City's overall demand projections for all years between 2023 and 2045.

7.0 Water Supply Assessment Approval Process

The Housing Element Update could facilitate the development of more than 500 dwelling units; however, the Housing Element Update is a planning document, not a specific development project, and it therefore does not directly trigger the need for a WSA as defined by California Water Code. Nonetheless, a WSA was prepared for the Housing Element Update to provide a well-informed analysis of potential impacts to water supply availability and reliability. A summary of the water supply available and whether it is sufficient to supply the Housing Element Update is provided below.

For Normal year water supply, single dry year water supply, and multi-dry year water supply Zone 7 is able to provide enough water supply to account for the City's water demand projections from 2020 through 2045. The Main Basin's current storage remains significantly above historical lows, and additional projects and water conservation measures are underway for Zone 7 to meet future demands. Zone 7 is working to increase water supply sources to the City and surrounding areas to account for increasing population and climate changes. The Housing Element Update combined with additional growth has a projected water demand of 3,955 AFY in the horizon year of 2031 and a projected water demand of 4,313 AFY in 2045. These values, combined with the total water use from 2020, falls within the water demand projections reported in the UWMP for the years 2023 through 2025, but exceed projections reported in the UWMP for the years 2030 through 2045. There are exceedances of approximately 3.5% and 1.5% for the horizon years of 2031 and 2045, respectively. All exceedances for the years 2030 through 2045 fall within 5% of UWMP projections, and combined with this very conservative analysis, these exceedances can be found to be less than significant. However, additional water supply sources may be necessary to accommodate the Housing Element Update combined with additional growth. Based on projected Zone 7 water supplies, Zone 7 has the capacity to account for the exceedances. See addendum following this section for additional groundwater discussion.

8.0 Addendum

This section describes the City’s current elevated PFAS levels in the groundwater and how it relates to the proposed Housing Element Update and additional growth. Due to the elevated pollutants of concern in the groundwater supply, all groundwater supply may not be available to the City, which would affect or make less certain the aforementioned conclusion that there would be adequate water supply to meet future needs. Alternative solutions to water supply deficiencies are discussed in this section as well, however, a solution has not yet to be determined.

8.1 City of Pleasanton Groundwater Elevated Pollutants of Concern

The SWRCB issued a Zone 7 and City groundwater testing PFAS investigation in March of 2019. Furthermore, the investigation duration was extended in September of 2020 for continued testing. The groundwater investigation revealed PFAS detection in the City’s groundwater. PFAS are a group of thousands of chemicals that have been used since the 1940s in common consumer products that have potential health impacts and a tendency to accumulate in groundwater. The City currently manages three groundwater supply wells, Wells 5, 6, and 8, that supply water to the City. Specifically, PFOS were detected above response levels in Well 8, and therefore Well 8 has been taken out of commission and has not been operated since June of 2019. In addition to the elevated PFOS levels detected in Well 8, additional PFAS including PFOA and PFOS have been detected in all City’s groundwater supply wells. It has since been determined that Wells 5 and 6 will be taken out of commission no later than the first quarter of 2023. This means all groundwater supply will cease during the first quarter of 2023. Groundwater well elevated PFAS levels are shown in **Appendix G** for 2019 through 2020.

Approximately 20% of all City water supply comes from the groundwater supply wells discussed above. The remaining 80% of the City’s water supply comes from Zone 7, the City’s sole wholesale water supplier. Zone 7 has not indicated any impacts to water supply for Pleasanton as a result of the elevated pollutants of concern in groundwater. The elevated pollutant levels in the groundwater supply directly affects water supply available to account for the proposed Housing Element Update and additional growth. Without its own groundwater supply available to the City, the projected water supply is not enough to account for the projected water demand associated with the proposed redevelopment, absent replacement or restored sources.

8.2 Water Supply Deficiency and the Proposed Redevelopment

As shown in **Table 20** from section 6, projected water demand associated with Housing Element Update and additional growth for the years 2023, 2024, 2025, 2030, 2035, 2040, and 2045 have been added to the actual water use value from 2020 (UWMP) to determine the total projected water demand for the City. These values were compared to the UWMP’s reported water supply projections for the same set of years to determine whether there are expected water supply deficiencies associated with the proposed redevelopment. It was determined that projected water supply was within 5% of projected water demand for all years in the analysis; however, this analysis includes the City’s expected use of groundwater supply.

With all City groundwater supply wells being taken out of commission, and unless the supply is either replaced or restored, there will be a significant projected water supply deficiency for all years reported in the analysis. The City’s total projected water supply minus the approximate 20% groundwater supply is shown in **Table 21** for the years 2023, 2024, 2025, 2030, 2035, 2040, and 2045. These updated values represent the projected water supply to be available for the City after groundwater supply decommission.

Table 21: City Projected Water Supply/Demand Minus Groundwater Supply

Water Supply	Projected Water Demand (AFY)						
Year	2023	2024	2025	2030	2035	2040	2045
City’s Projected Water	17,910	18,070	18,240	18,889	19,387	20,036	20,036

Water Supply	Projected Water Demand (AFY)						
Year	2023	2024	2025	2030	2035	2040	2045
Supply/Demand per UWMP							
City's Total Projected Water Supply Minus 20% From Groundwater	14,328	14,456	14,592	15,111	15,510	16,029	16,029

Without the groundwater supply to the City, there will not be enough water available to account for the projected water demand for the City's proposed Housing Element Update and additional growth. The water supply deficiency associated with the proposed redevelopment is shown in **Table 22**.

Table 22: Water Supply Deficiency Associated with Proposed Redevelopment

Water Supply	Projected Water Demand (AFY)						
Year	2023	2024	2025	2030	2035	2040	2045
2020 Actual Water Use	16,007	16,007	16,007	16,007	16,007	16,007	16,007
Water Demand Associated with Housing Element Update	0	404	797	2,767	3,189	3,215	3,241
Water Demand Associated with Additional Growth	0	100	198	687	867	969	1,072
City's Total Projected Water Supply/Demand Minus 20% From Groundwater	14,328	14,456	14,592	15,111	15,510	16,029	16,029
Deficiency	(1,679)	(2,055)	(2,410)	(4,350)	(4,553)	(4,162)	(4,291)

As shown in the table, the proposed redevelopment combined with existing City water demands results in a water supply deficiency for all years reported in the WSA analysis. The deficiency ranges from approximately 12% to 30% with the largest deficiencies occurring in the years 2030 and 2035. The resulting water supply deficiency is considered to be significant, and water supply will not be sufficient to account for the proposed redevelopment. Alternative water supply to the City may be necessary to account the project's projected water demand. Additionally, based on UWMP reported City water supply and demand values, the decommissioning of all City groundwater wells will create a projected water supply deficiency in the City even without the proposed development.

8.3 City Water Supply Alternative Options

The City of Pleasanton is actively exploring alternative water supply options to account for the loss of groundwater supply. As a result of the 2019 and 2020 PFAS groundwater investigation, the City began consideration of a PFAS and groundwater well rehabilitation project, and proceeded with work to implement this project including preparation of designs, and CEQA review. This project is intended to extend the life of the existing groundwater supply wells as safe, reliable, and locally controlled sources of groundwater, by approximately 30 years. The project will include the following components:

1. Rehabilitate the existing Well 8 facility (out of commission since 2019) and restore its original pumping capacity;
2. Construct a new Well 9 facility to replace existing Well 5 facility;
3. Rehabilitate existing Well 6 facility (to be renamed Well 10) including construction of a new well casing. The existing pumping capacity will be maintained;
4. Construct a centralized treatment facility (CTF) for disinfection, fluoridation, and PFAS treatment of the City's groundwater prior to distribution;
5. Install pipeline to convey raw groundwater from the well facilities to the CTF; and
6. Replace and upsize 1,600 feet of treated water distribution main to allow the treated groundwater to be distributed from a centralized location.

The estimated cost of the project is \$46 million and is being updated to reflect the current state of the economy. All environmental applications have been submitted; however financial applications have not been submitted. Although this project will remediate the elevated PFAS levels, the City has recommended that work to pursue this project be paused for the following reasons:

1. The project cost may rise as much as 30% due to economic conditions and inflation;
2. The City does not currently own or operate a water treatment plant, and the proposed PFAS treatment facility will require additional staff and significant operational costs;
3. A changing regulatory environment will continue to add uncertainty and potential liability to the City; and
4. Acceptable contaminant levels are declining and may require continual changes in treatment techniques and technologies required.

With the suspension of the groundwater well rehabilitation project described above, more alternative water supply options are being considered by the City to replace the deficiency associated with the loss of groundwater supply. The additional options being considered include the following:

1. Drilling and implementation of new City wells with or without PFAS treatment, depending on the location of the wells. This option will require test drilling and groundwater sampling;
2. Discussion between Zone 7 and the City has taken place to discuss the option of Zone 7 providing 100% of all water supply, both in the near term and in the future; and
3. Consideration of purchasing water supply from outside Zone 7.

The City could also opt to re-start work on the well rehabilitation and treatment project that was put on hold, and on which substantial progress has been made to date.

Several options have been explored by the City to accommodate water supply deficiencies. Further, as noted above, the analysis of projected demand associated with the project was made on an extremely conservative basis, and it is likely that the margin of undersupply will be substantially less than that enumerated above, and possibly even within the range of available supply with or without the replacement of groundwater supply that will be taken off-line in 2023.

However, supply replacement options have not been confirmed and a final decision has not been made to replace the lost water supply, nor has it been determined whether any of the alternative options discussed above will replace the entire water supply deficiency. Given this uncertainty, this WSA reaches the most conservative conclusion regarding adequacy of supply.

8.4 Conclusions and Recommendations

Although the WSA analysis of proposed redevelopment is very conservative, decommissioning of all City groundwater supply wells results in projected water supply that will not be sufficient to accommodate the Housing Element Update and additional growth if no replacement supply or ability to restore local wells is found.

The City's current projected water demand combined with the proposed redevelopment results in a 12% to 30% water supply deficiency during the years 2023 through 2045 reported in the WSA analysis. In addition, there will be an overall water supply deficiency to the City based on UWMP water supply and demand projections, even without the proposed redevelopment as allowed by the Housing Element. The City is actively exploring ways to replace the groundwater supply loss (approximately 20% of all water supplied to the City) with alternative options including Zone 7 providing 100% of the City's water supply, additional groundwater wells, and outside purchase of water supply, and possible resumption of efforts to rehabilitate existing City wells and offer local water treatment; however, a solution has not yet been determined. It is also recommended that the City explore new water supply interconnects, investigate water recycling, evaluate stormwater capture possibilities, and implement greater water conservation measures to balance water supply and demand.

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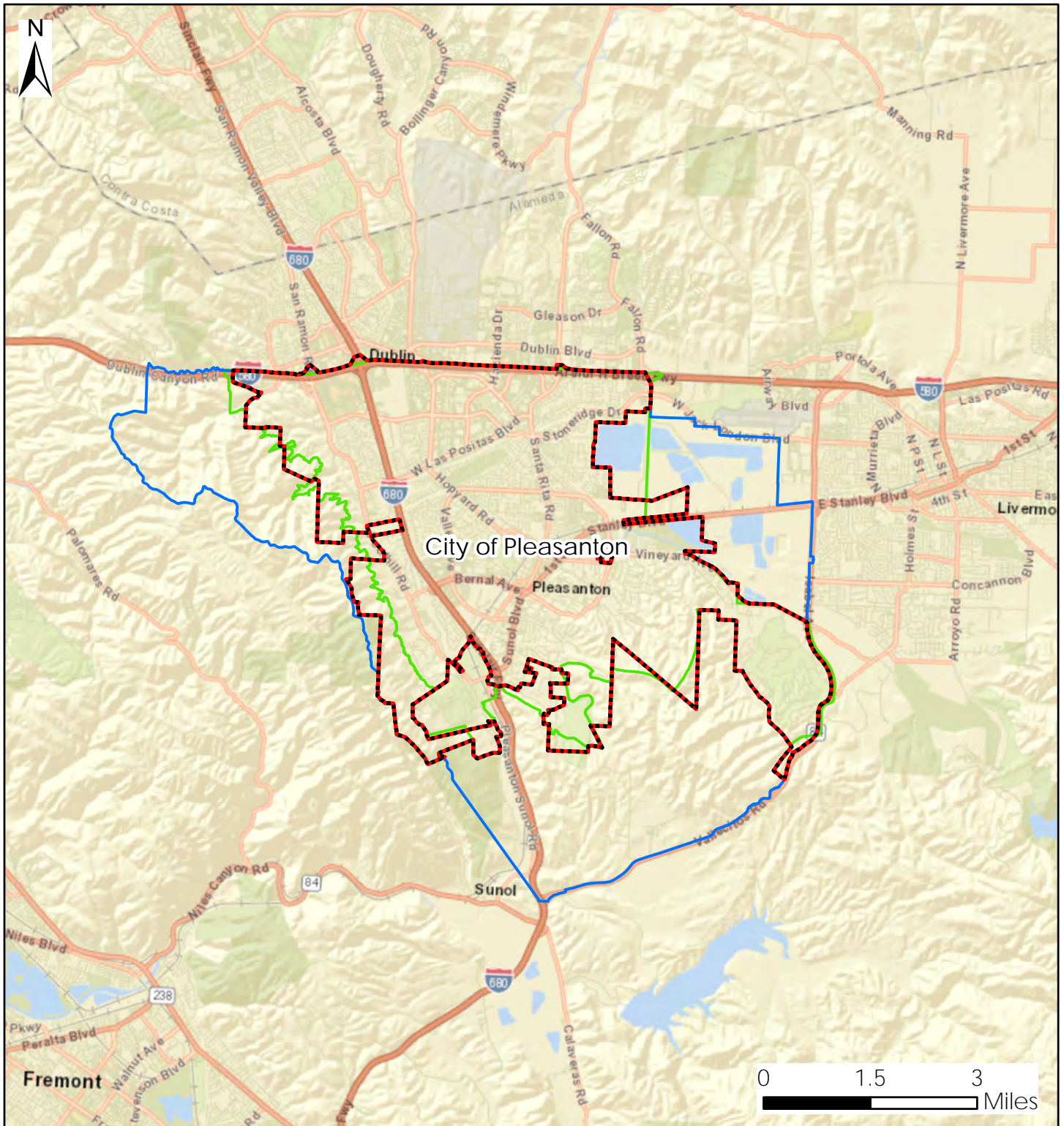
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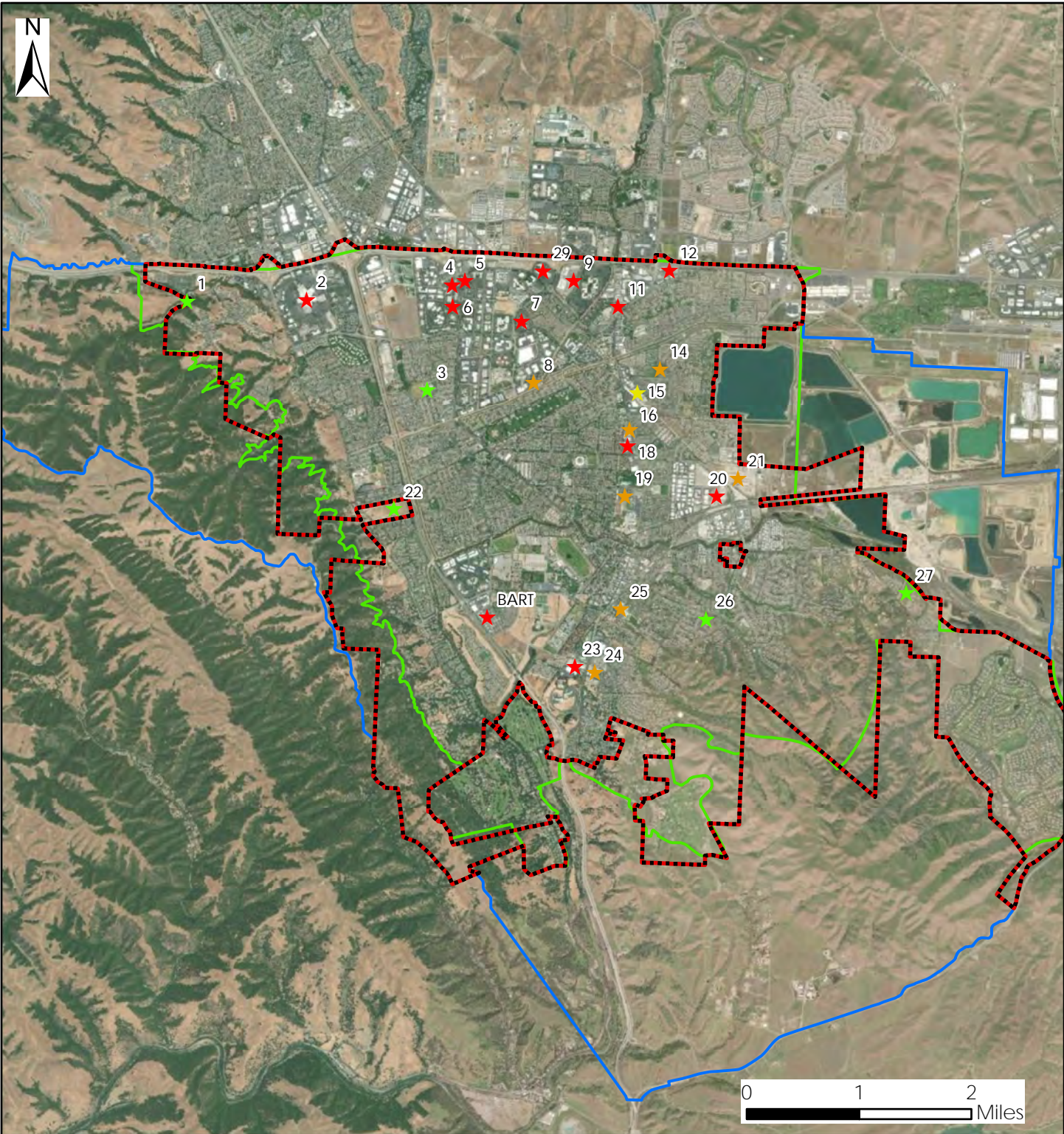
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Exhibits



City of Pleasanton Water Supply Assessment
Exhibit 1 - Site Vicinity Map

	<p>Legend</p> <ul style="list-style-type: none"> City of Pleasanton City Limits Sphere of Influence Urban Growth Boundary 	<p>Project Location</p>
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City of Pleasanton Water Supply Assessment
 Exhibit 2 - City of Pleasanton Project Sites



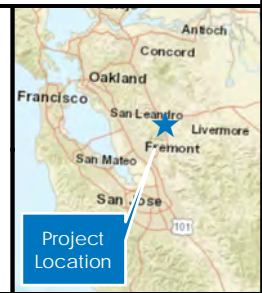
Legend

Project Site Density Class

- ★ Low
- ★ Low/Medium
- ★ Medium
- ★ High



- City of Pleasanton City Limits
- Sphere of Influence
- Urban Growth Boundary





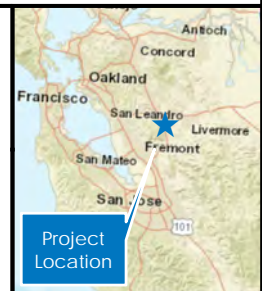


City of Pleasanton Water Supply Assessment
 Exhibit 3 - City of Pleasanton Site 18 - Valley Plaza



Legend

-  Project Sites
-  Site 18 (Valley Plaza) Boundary



Appendix A
City of Pleasanton 2020 UWMP

2020 Urban Water Management Plan



PREPARED FOR



PREPARED BY



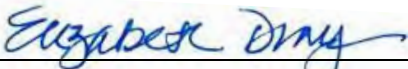
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2020 Urban Water Management Plan

Prepared for

City of Pleasanton

Project No. 680-60-20-04



Project Manager: Elizabeth T. Drayer, PE

June 1, 2021

Date



QA/QC Review: Jim Connell, PE

June 1, 2021

Date

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LIST OF ACRONYMS AND ABBREVIATIONS

2019 DCR	Final 2019 State Water Project Delivery Capability Report
AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACS	American Community Survey
Act	Urban Water Management Planning Act
ACWD	Alameda County Water District
AF	Acre-Feet
AFY	Acre-Feet of Water Annually
AMI	Advanced Metering Infrastructure
AWIA	America’s Water Infrastructure Act
BARDP	Bay Area Regional Desalination Project
BARR	Bay Area Regional Reliability
BART	Bay Area Rapid Transit
BAWSCA	Bay Area Water Supply and Conservation Agency
CASGEM	California Statewide Groundwater Elevation Monitoring
CCWD	Contra Costa Water District
cfs	Cubic Feet Per Second
CII	Commercial, Industrial, and Institutional
CIMIS	California Irrigation Management Information System

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CIP	Capital Improvement Program
City	City of Pleasanton
COA	Coordinated Operations Agreement
CPI	Consumer Price Index
Cr(VI)	Hexavalent Chromium
CVP	Central Valley Project
CWC	California Water Code
DBPs	Disinfectant Byproducts
DCP	Delta Conveyance Project
DERWA	DSRSD-EBMUD Recycled Water Authority
DMMs	Demand Management Measures
DOC	Dissolved Organic Carbon
DOF	Department of Finance
DRA	Drought Risk Assessment
DSRSD	Dublin San Ramon Services District
DWR	Department of Water Resources
DWR Guidebook	2020 Urban Water Management Plans Guidebook for Urban Water Suppliers
EBDA	East Bay Dischargers Authority
EBMUD	East Bay Municipal Utility District
EIR	Environmental Impact Report
ESD	Environmental Services Division
ESS	Environmental Services Specialist
ET _o	Evapotranspiration
FEMA	Federal Emergency Management Agency
GHG	Greenhouse Gas
GIS	Geographic Information System
GPCD	Gallons Per Capita Per Day
gpm	Gallons Per Minute
GPQ	Groundwater Pumping Quota
GSA	Groundwater Sustainability Agency
HCD	California State Department of Housing and Community Development
IPR	Indirect Potable Reuse
kWh	Kilowatt-hours
LAVWMA	Livermore Amador Valley Water Management Agency
LF	Linear Feet
LHMP	Local Hazard Mitigation Plan
LWRP	Livermore Water Reclamation Plant
M&I	Municipal and Industrial
MCL	Maximum Contaminant Level

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MFUV	Microfiltration Filtration and Ultraviolet Disinfection Facilities
MG	Million Gallon
MGD	Million Gallons Per Day
MGDP	Mocho Groundwater Demineralization Plant
MMWD	Marin Municipal Water District
MTC	Metropolitan Transportation Commission
NAICS	North American Industry Classification System
NMP	Nutrient Management Plan
NOP	Notice of Preparation
PFAS	Polyfluoroalkyl Substances
PG&E	Pacific Gas and Electric
PMC	Pleasanton Municipal Code
RHNA	Regional Housing Needs Allocation
RRA	Risk and Resilience Assessment
RUWMP	Regional Urban Water Management Plan
RW Project	Recycled Water Project
RWQCB	Regional Water Quality Control Board
RWTF	Regional Wastewater Treatment Facility
SB	Senate Bill
SB X7-7	Water Conservation Act of 2009
SBA	South Bay Aqueduct
SCADA	Supervisory Control and Data Acquisition
SFPUC	San Francisco Public Utilities Commission
SFUV	Sand Filtration and Ultraviolet Disinfection Facilities
SGMA	Sustainable Groundwater Management Act
SMP	Salt Management Plan
SRVRWP	San Ramon Valley Recycled Water Program
SWP	State Water Project
SWRCB	State Water Resources Control Board
T&O	Taste and Odor
TAF	Thousand Acre-Feet
TDS	Total Dissolved Solids
TOC	Total Organic Carbon
TOD	Transit-Oriented Development
TRE	TRE Altamira
USGS	United States Geological Survey
UV	Ultraviolet Light
UWMP	Urban Water Management Plan
WSCP	Water Shortage Contingency Plan

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WSE	Water Supply Evaluation
WTP	Water Treatment Plant
WUE	Water Use Efficiency
Zone 7	Zone 7 Water Agency

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EXECUTIVE SUMMARY

An Urban Water Management Plan (UWMP) helps water suppliers assess the availability and reliability of their water supplies and current and projected water use to help ensure reliable water service under different conditions. This water supply planning is especially critical for California currently, as climate change alters rainfall and snowfall (impacting water supply availability) and development occurs statewide (increasing the need for reliable water supplies). The Urban Water Management Planning Act (Act) requires larger water suppliers that provide water to urban users (whether directly or indirectly) to develop UWMPs every five years. UWMPs evaluate conditions for the next 20 years, so these regular updates ensure continued, long-term planning.

The City of Pleasanton (City) is a water retailer (also referred to as a retail water agency), meaning it sells water directly to individual water users (e.g., residents and businesses). The City purchases most of its water supplies from Zone 7 Water Agency (Zone 7). Besides the City, Zone 7's retailers consist of the California Water Service (Cal Water), the City of Livermore (Livermore), and the Dublin San Ramon Services District (DSRSD). Because the City provides water to more than 3,000 users, it is required to prepare a UWMP.

This Executive Summary serves as a Lay Description of the City's UWMP, as required by California Water Code §10630.5.

CALIFORNIA WATER CODE REQUIREMENTS

The California Water Code documents specific requirements for California water suppliers. The Act is included in the California Water Code and specifies the required elements of a UWMP, including discussing an agency's water system and facilities, calculating how much water its customers use (i.e., water demand) and how much it can supply, and detailing how it would respond during a drought or other water supply shortage. Also, a UWMP must describe what specific coordination steps were taken to prepare, review, and adopt the plan.

The Act has been revised over the years. The Water Conservation Act of 2009 (also known as SB X7-7) required retail water agencies to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020. In 2020, retail water agencies are required to report on their compliance with SB X7-7.

The 2012 to 2016 drought led to further revisions to the Act to improve water supply planning for long-term reliability and resilience to drought and climate change. These revisions were formalized in the 2018 Water Conservation Legislation and include:

- Five Consecutive Dry-Year Water Reliability Assessment: Analyze water supply reliability for five consecutive dry years over the planning period of this UWMP (see Chapter 7).
- Drought Risk Assessment: Assess water supply reliability from 2021 to 2025 assuming that the next five years are dry years (see Chapter 7).
- Seismic Risk: Identify the seismic risk to the agency's water facilities and have a plan to address identified risks; the region's Local Hazard Mitigation Plan may address this requirement (see Chapter 8).
- Energy Use Information: If data are available, include reporting on the amount of electricity used to obtain, treat, and distribute water (see Chapter 6).

Executive Summary

- **Water Shortage Contingency Plan (WSCP):** Update the City’s plan to include an annual process for assessing potential gaps between planned water supply and demands; conform with the State’s standard water shortage levels (including a shortage level greater than 50 percent) for consistent messaging and reporting; and provide water shortage responses that are locally appropriate (see Chapter 8).
- **Lay Description:** Provide a lay description of the findings of the UWMP; this Executive Summary serves as the “Lay Description” for this 2020 UWMP.

Major components and findings of the City’s 2020 UWMP are summarized below.

CITY WATER SYSTEM

The City’s water facilities produce, treat, store, and deliver drinking (i.e., potable) water to its customers, which include City residents and commercial customers, as well as approximately 250 customers in unincorporated Alameda County.

The City produces water by pumping it from City-owned wells (groundwater) and purchasing treated water from Zone 7. Groundwater is treated before it enters the distribution system. The City also owns and operates an extensive network of pipelines and pumping facilities to deliver drinking water to its customers.

Besides drinking water, the City delivers recycled water to a portion of customers within its service area, mainly for landscape irrigation. Recycled water is highly treated wastewater that can be used for non-potable purposes like landscape irrigation, toilet flushing, and cooling. The City owns and operates a separate storage and pipeline system for recycled water.

WATER USE BY CITY CUSTOMERS

The City anticipates growth in the next 20 years, which would increase its demand for water. Thorough and accurate accounting of current and future water demands is critical for the City’s planning efforts. To continue delivering safe and reliable drinking water, the City must know how much water its customers currently use and how much they expect to use in the future.

The City coordinated closely with Zone 7 to estimate water demands through the year 2045. This process involved reviewing the City’s development and planning documents. The City’s potable and recycled water demand is expected to increase approximately 23 and 47 percent (from 2020 levels), respectively, by 2045. Most of that growth is expected in the next ten years.

CITY WATER SUPPLIES

The City’s water supplies consist of purchases from Zone 7 (approximately 80 percent of supply in 2020) and groundwater pumped by the City (approximately 20 percent of supply in 2020). Of Zone 7’s supplies, imported water from the State Water Project makes up approximately 80 percent, with the remainder coming from groundwater and local surface water.

Executive Summary

The future reliability of Zone 7's imported water is a concern. Drought, sea level rise, and natural disasters threaten the Sacramento-San Joaquin Delta (Delta), a critical component of the delivery system bringing water to Zone 7. As a result, Zone 7 is participating in various projects that would provide alternate water supplies or protect the existing delivery system against threats. These projects include installing a pipeline system beneath the Delta, desalinating brackish water (water with high salt content), reusing highly treated wastewater, and participating in the construction of a new reservoir to store surplus water in wet years.

Based on Zone 7's efforts and the City's continued use of groundwater, the City's future water supplies are expected to keep pace with its water demands.

CONSERVATION TARGET COMPLIANCE

In its 2015 UWMP, the City achieved its interim water use target and confirmed its 2020 water use target based on 2010 Census data. In 2020, the City achieved its 20 percent reduction target in accordance with SB X7-7. This achievement was the result of continued water conservation by its customers following the recent drought, in addition to the conversion of potable water use for irrigation to recycled water along the recently constructed recycled water distribution system.

CITY WATER SERVICE RELIABILITY

The California Water Code asks agencies to evaluate their water service reliability by examining the impact of drought on their water supplies and comparing those reduced supplies to water demands. Specifically, agencies should calculate their water supplies during a single dry year and five consecutive dry years using historical records. For example, the City can estimate its groundwater supply during a single dry year by looking at how much it pumped during the driest year on record. If that historical "dry year" amount was reduced by 10 percent, then the City can conservatively assume a similar 10 percent reduction in groundwater supplies in a future dry year.

The City is well-positioned to withstand the effects of a single dry year and a five-year drought. The City's drought risk was specifically assessed between 2021 and 2025, assuming that the next five years are dry years. Based on Zone 7's ability to meet all its water demands during dry conditions, the City is expected to have enough water supplies to meet water demands for a five-year drought beginning in 2021. This remains true for five-year droughts beginning in 2025, 2030, 2035, 2040, and 2045.

WATER SHORTAGE CONTINGENCY PLAN

A WSCP describes an agency's plan for preparing for and responding to water shortages. The City updated its WSCP to include its process for assessing potential gaps between planned water supply and demands for the current year and the next potentially dry year. The City aligned its water shortage levels with the State for consistent messaging and planned for locally appropriate water shortage responses. The WSCP may be used for foreseeable and unforeseeable events and is adopted concurrently with this UWMP by separate resolution to allow for updates as conditions change.

UWMP PREPARATION, REVIEW, AND ADOPTION

The City developed this 2020 UWMP in coordination with Zone 7 and the public. While preparing its UWMP, the City notified other stakeholders (e.g., Alameda County, Cal Water, Livermore, DSRSD) of its preparation, its availability for review, and the public hearing prior to adoption. The City encouraged community participation in the development of the 2020 UWMP using newspaper advertisements and web-based communication. These public notices included the time and place of the public hearing, as well as where the plan would be available for public inspection.

The public hearing provided an opportunity for the City's water users and the general public to become familiar with the 2020 UWMP and ask questions about the City's water supply, its continuing plans for providing a reliable, safe, high-quality water supply, and its plans to address potential water shortages. Following the public hearing, the City Council adopted the 2020 UWMP on June 1, 2021. A copy of the adopted UWMP was submitted to the Department of Water Resources and is available on the City's website (www.cityofpleasantonca.gov).

CHAPTER 1

Introduction

This chapter provides an introduction and overview of the City of Pleasanton’s (City) 2020 Urban Water Management Plan (UWMP) including the importance and extent of the City’s water management planning efforts, changes since the preparation of the City’s 2015 UWMP, and the organization of the City’s 2020 UWMP. This 2020 UWMP has been prepared jointly by City staff and West Yost.

1.1 INTRODUCTION

The Urban Water Management Planning Act (Act) was originally established by Assembly Bill (AB) 797 on September 21, 1983. Passage of the Act was recognition by state legislators that water is a limited resource and a declaration that efficient water use and conservation would be actively pursued throughout the state. The primary objective of the Act is to direct “urban water suppliers” to develop a UWMP that provides a framework for long-term water supply planning and documents how urban water suppliers are carrying out their long-term resource planning responsibilities to ensure adequate water supplies are available to meet existing and future water demands. A copy of the current version of the Act, as incorporated in Sections 10610 through 10657 of the California Water Code, is provided in Appendix A of this plan.

1.2 IMPORTANCE AND EXTENT OF CITY’S WATER MANAGEMENT PLANNING EFFORTS

The purpose of the UWMP is to provide a planning tool for the City for developing and delivering municipal water supplies to the City’s water service area. This UWMP provides the City with a water management action plan for guidance as water supply and demand conditions change.

The City has had a long history of providing clean and reliable water to its customers. The City’s UWMP is a comprehensive guide for planning for a safe and adequate water supply.

1.3 CHANGES FROM 2015 UWMP

The Act has been modified over the years in response to the State’s water shortages, droughts, and other factors. A significant amendment was made in 2009, after the 2007 to 2009 drought, and as a result of the Governor’s call for a statewide 20 percent reduction in urban water use by the year 2020. This was the Water Conservation Act of 2009, also known as Senate Bill Seven of the Senate’s Seventh Extraordinary Session of 2009 (SB X7-7). This act required agencies to establish water use targets for 2015 and 2020 that would result in statewide water savings of 20 percent by 2020. The 2012 to 2016 drought led to further amendments to the CWC to improve water supply planning for long-term reliability and resilience to drought and climate change.

Summarized below are the major additions and changes to the CWC since the City's 2015 UWMP was prepared.

- **Five Consecutive Dry-Year Water Reliability Assessment** [CWC §10635(a)]. The Legislature modified the dry-year water reliability planning from a “multi-year” time period to a “drought lasting five consecutive water years” designation. This statutory change requires the urban water supplier to analyze the reliability of its water supplies to meet its water use over an extended drought period. This requirement is addressed in the water use assessment presented in Chapter 4; the water supply analysis presented in Chapter 6; and the water reliability determinations in Chapter 7 of this plan.
- **Drought Risk Assessment** [CWC §10635(b)]. The California Legislature created a new UWMP requirement for drought planning because of the significant duration of recent California droughts and the predictions about hydrological variability attributable to climate change. The Drought Risk Assessment (DRA) requires the urban water supplier to assess water supply reliability over a five-year period from 2021 to 2025. The assessment must examine water supplies, water uses, and the resulting water supply reliability under a reasonable prediction for five consecutive dry years. The DRA is discussed in Chapter 7 based on the water use information in Chapter 4; the water supply analysis in Chapter 6; and the water reliability determinations in Chapter 7 of this plan.
- **Seismic Risk** [CWC §10632.5]. The CWC now requires urban water suppliers to specifically address seismic risk to various water system facilities and to have a mitigation plan. Water supply infrastructure planning is correlated with the regional hazard mitigation plan associated with the urban water supplier. The City's seismic risk is discussed in Chapter 8 of this plan.
- **Energy Use Information** [CWC §10631.2]. The CWC now requires urban water suppliers to include readily obtainable information on estimated amounts of energy for their water supply extraction, treatment, distribution, storage, conveyance, and other water uses. The reporting of this information was voluntary in 2015. The City's energy use information is provided in Chapter 6 of this plan.
- **Water Loss Reporting for Five Years** [CWC §10608.34]. The CWC added the requirement to include the past five years of water loss audit reports as part of this UWMP. The City's water loss reporting is provided in Chapter 4 of this plan.
- **Water Shortage Contingency Plan** [CWC §10632]. In 2018, the Legislature modified the UWMP laws to require a Water Shortage Contingency Plan (WSCP) with specific elements. The WSCP is a document that provides the urban water supplier with an action plan for a drought or catastrophic water supply shortage. Although the new requirements are more prescriptive than previous versions, many of these elements have long been included in WSCPs, other sections of UWMPs, or as part of the urban water supplier's standard procedures and response actions. Many of these actions were implemented by the urban water suppliers during the last drought to successfully meet changing local water supply challenges. The WSCP is used by DWR, the State Water Resources Control Board (SWRCB), and the Legislature in addressing extreme drought conditions or statewide calamities that impact water supply availability. The City's WSCP is presented in Chapter 8 and Appendix K of this plan.

- **Groundwater Supplies Coordination** [CWC §10631(b)(4)]. In 2014, the Legislature enacted the Sustainable Groundwater Management Act to address groundwater conditions throughout California. The CWC now requires 2020 UWMPs to be consistent with Groundwater Sustainability Plans in areas where those plans have been completed by Groundwater Sustainability Agencies. This requirement is addressed in Chapter 6 of this plan.
- **Lay Description** [CWC §10630.5]. The Legislature included a new statutory requirement for the urban water supplier to include a lay description of the fundamental determinations of the UWMP, especially regarding water service reliability, challenges ahead, and strategies for managing reliability risks. This section of the UWMP could be viewed as a go-to synopsis for new staff, new governing members, customers, and the media, and it can ensure a consistent representation of the urban water supplier’s detailed analysis. This requirement is addressed in the Executive Summary of this plan.
- **Water Loss Management** [CWC §10608.34(a) (1)]. The Legislature included a requirement for urban water suppliers to report on their plan to meet the water loss performance standards in their 2020 UWMPs. This requirement is addressed in the Demand Management Measures presented in Chapter 9 of this plan.

1.4 DEMONSTRATION OF CONSISTENCY WITH THE DELTA PLAN FOR PARTICIPANTS IN COVERED ACTION

Urban water suppliers that anticipate participating in or receiving water from a proposed project (covered action), such as a multiyear water transfer, conveyance facility, or new diversion that involves transferring water through, exporting water from, or using water in the Sacramento-San Joaquin Delta (Delta) should provide information in their 2015 and 2020 UWMPs that can then be used in the certification of consistency process to demonstrate consistency with Delta Plan Policy WR P1, Reduce Reliance on the Delta Through Improved Regional Water Self-Reliance (California Code Reg., tit. 23, § 5003). To demonstrate reduced reliance on the Delta and improve regional self-reliance, urban water suppliers are to:

1. Complete an Urban Water Management Plan;
2. Identify, evaluate, and commence implementation of programs and projects included in the UWMP that are locally cost effective and technically feasible in reducing reliance on the Delta; and
3. Include expected outcome for measurable reduction in Delta reliance and improvement in regional self-reliance in their UWMPs, commencing in their 2015 UWMPs and continuing in their subsequent UWMPs. Programs and projects identified above should reduce the amount or percentage of water used from the Delta watershed. For the purposes of reporting, water efficiency is considered a new source of water supply.

The City’s wholesale water supplier is Zone 7 Water Agency (Zone 7), who is a contractor of the State Water Project (SWP). Through Zone 7, the City anticipates participating in a covered action and is therefore required to demonstrate reduced Delta reliance. Appendix B of this UWMP demonstrates the City’s consistency with Delta Plan Policy WR P1.

The City completed and adopted its 2015 UWMP in June 2016. This 2020 UWMP was completed and presented for adoption to the City Council on June 1, 2021. Chapter 6 (Water Supply) of the City’s 2015 and 2020 UWMPs describes and evaluates existing and future projects whose implementation improves

regional self-reliance. Chapter 9 (Demand Management Measures) of the City’s 2015 and 2020 UWMPs describes demand management measures that the City has implemented as part of its Water Conservation Program.

1.5 PLAN ORGANIZATION

This 2020 UWMP contains the appropriate sections and tables required per CWC Division 6, Part 2.6 (Urban Water Management Planning Act), included in Appendix A of this 2020 UWMP, and has been prepared based on guidance provided by the California Department of Water Resources (DWR) in their “2020 Urban Water Management Plans Guidebook for Urban Water Suppliers” (DWR Guidebook).

This 2020 UWMP is organized into the following chapters:

- Chapter 1: Introduction
- Chapter 2: Plan Preparation
- Chapter 3: System Description
- Chapter 4: Water Use Characterization
- Chapter 5: SBX7-7 Baselines, Targets, and 2020 Compliance
- Chapter 6: Water Supply Characterization
- Chapter 7: Water Service Reliability and Drought Risk Assessment
- Chapter 8: Water Shortage Contingency Plan
- Chapter 9: Demand Management Measures
- Chapter 10: Plan Adoption, Submittal, and Implementation

This 2020 UWMP also contains the following appendices of supplemental information and data related to the City’s 2020 UWMP:

- Appendix A: Legislative Requirements
- Appendix B: Demonstration of Reduced Delta Reliance
- Appendix C: DWR 2020 Urban Water Management Plan Tables
- Appendix D: DWR 2020 Urban Water Management Plan Checklist
- Appendix E: Agency and Public Notices
- Appendix F: 2019 Distribution System Water Loss Audit
- Appendix G: SB X7-7 Compliance Form
- Appendix H: Zone 7 Annual Report for the Sustainable Groundwater Management Program 2019 Water Year (Executive Summary)
- Appendix I: Zone 7 Water Supply Reliability Policy (Resolution No. 13-4230)
- Appendix J: DERWA Resolution No. 19-3
- Appendix K: Water Shortage Contingency Plan
- Appendix L: UWMP and WSCP Adoption Resolutions

Chapter 1 Introduction



Furthermore, this 2020 UWMP contains all the tables recommended in the DWR Guidebook, both embedded into the UWMP chapters where appropriate and included in Appendix C.

DWR's Urban Water Management Plan Checklist, as provided in the DWR Guidebook, has been completed by West Yost to demonstrate the plan's compliance with applicable requirements. A copy of the completed checklist is included in Appendix D.

CHAPTER 2

Plan Preparation

This chapter describes the preparation of the City’s 2020 UWMP and WSCP, including the basis for the preparation of the plan, individual or regional planning, fiscal or calendar year reporting, units of measure, and plan coordination and outreach.

2.1 BASIS FOR PREPARING A PLAN

The Act requires every “urban water supplier” to prepare and adopt a UWMP, to periodically (at least once every five years) review its UWMP, and make any amendments or changes that are indicated by the review. An “urban water supplier” is defined as a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually (AFY).

The City is a water retailer and manages Water System CA0110008. As shown in Table 2-1, in 2020, the City provided water to 22,369 customer connections and supplied 14,779 acre-feet (AF) of water. Therefore, the City is required to prepare a UWMP. The City’s last UWMP, the 2015 UWMP, was adopted by the City Council on June 7, 2016.

Table 2-1. Public Water Systems (DWR Table 2-1 Retail)

Public Water System Number	Public Water System Name	Number of Municipal Connections 2020	Volume of Water Supplied 2020 *
CA0110008	City of Pleasanton	22,369	14,779
TOTAL		22,369	14,779
<i>* Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.</i>			
NOTES: Volumes are in acre-feet (AF); number of connections and volume of water supplied is for potable water system only.			

2.2 REGIONAL PLANNING

As described in Section 2.3 below, the City has prepared this 2020 UWMP on an individual reporting basis, not part of a regional planning process. However, the City regularly coordinates with its water wholesaler, Zone 7, to ensure that a safe and reliable water supply is delivered to its existing customers and that plans for serving future customers are implemented as efficiently as possible. The City also routinely coordinates with the region’s other water retailers—DSRSD, Livermore, and Cal Water—on water supply and water conservation matters, including preparation of Zone 7’s 2019 Water Supply Evaluation (WSE), 2020 UWMP, and WSCP update. Additionally, the City coordinates with the San Francisco Public Utilities Commission, which supplies water to the unincorporated Castlewood area and the Town of Sunol, which are adjacent to the City. Zone 7 also assisted the City in the preparation of this UWMP.

2.3 INDIVIDUAL OR REGIONAL PLANNING AND COMPLIANCE

This 2020 UWMP has been prepared on an individual reporting basis covering only the City’s service area, see Table 2-2. The City does not participate in a regional alliance, and it has not prepared a Regional Urban Water Management Plan (RUWMP). As described below in Section 2.5, the City has notified and coordinated planning and compliance with appropriate regional agencies and constituents, including Zone 7, DSRSD, Livermore, and Cal Water.

Table 2-2. Plan Identification (DWR Table 2-2)

Select Only One	Type of Plan		Name of RUWMP or Regional Alliance <i>if applicable</i> (select from drop down list)
<input checked="" type="checkbox"/>	Individual UWMP		
	<input type="checkbox"/>	Water Supplier is also a member of a RUWMP	
	<input type="checkbox"/>	Water Supplier is also a member of a Regional Alliance	

2.4 FISCAL OR CALENDAR YEAR AND UNITS OF MEASURE

The City is a water retailer.

The City’s 2020 UWMP has been prepared on a calendar year basis, with the calendar year starting on January 1 and ending on December 31 of each year. Water use and planning data for the entire calendar year of 2020 has been included.

The water volumes in this 2020 UWMP are reported in units of acre-feet (AF).

The City’s reporting methods for this 2020 UWMP are summarized in Table 2-3.

Table 2-3. Agency Identification (DWR Table 2-3)

Type of Supplier (select one or both)	
<input type="checkbox"/>	Supplier is a wholesaler
<input checked="" type="checkbox"/>	Supplier is a retailer
Fiscal or Calendar Year (select one)	
<input checked="" type="checkbox"/>	UWMP Tables are in calendar years
<input type="checkbox"/>	UWMP Tables are in fiscal years
Units of measure used in UWMP * (select from drop down)	
Unit	AF
* <i>Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.</i>	

2.5 COORDINATION AND OUTREACH

This section includes a discussion of the City’s inter-agency coordination and coordination with the general public. The UWMP Act requires the City to coordinate the preparation of its UWMP and updates to its WSCP with other appropriate agencies and all departments within the City, including other water suppliers that share a common source, water management agencies, and relevant public agencies. The City coordinated the preparation of its plan with Zone 7 (the region’s water wholesaler) and DSRSD, Livermore, and Cal Water (the region’s other water retailers). These agencies, as well as the public, participated in the coordination and preparation of this 2020 UWMP, including the WSCP update, and are summarized below.

2.5.1 Wholesale and Retail Coordination

The City is one of four water retailers that purchase water on a wholesale basis from Zone 7. As noted in Table 2-4, the City notified Zone 7 of the development of its 2020 UWMP and provided Zone 7 with a copy of the draft plan. In addition, the City has participated in the development of Zone 7’s 2020 UWMP by providing the City’s water demand projections and commenting on Zone 7’s Draft UWMP. The City, in turn, received information from Zone 7 on its existing and planned sources of water.

Table 2-4. Water Supplier Information Exchange (DWR Table 2-4 Retail)

The retail Supplier has informed the following wholesale supplier(s) of projected water use in accordance with Water Code Section 10631.
Wholesale Water Supplier Name
Zone 7 Water Agency (Zone 7)

2.5.2 Coordination with Other Agencies and the Community

The City actively encourages community participation in water management activities and specific water-related projects. The City’s public participation program includes both active and passive means of obtaining input from the community, such as mailings, public meetings, and web-based communication. The City’s website describes on-going projects and posts announcements of planned rate increases to fund these water projects.

As part of the 2020 UWMP and WSCP update, the City facilitated a public review period. Public noticing, pursuant to Section 6066 of the Government Code, was conducted prior to commencement of a public comment period. Public hearing notices are included in Appendix E of this plan. During the public comment period, the Draft UWMP, which includes an updated WSCP, was made available at the City’s Operations Service Center, the Pleasanton Public Library, and on the City’s website (www.cityofpleasantonca.gov). The City also held a duly noticed Council Water Subcommittee meeting on May 20, 2021.

The City coordinated the preparation of this 2020 UWMP and WSCP with several agencies, including relevant public agencies that utilize the same water supplies. These agencies include the following:

- County of Alameda
- Zone 7 Water Agency
- Dublin San Ramon Services District
- City of Livermore
- California Water Service - Livermore District

The public hearings provided an opportunity for all City water users and the general public to become familiar with the UWMP and ask questions about the City’s water supply, in addition to the City’s plans for continuing to provide a reliable, safe, high-quality water supply.

2.5.3 Notice to Cities and Counties

CWC Section 10621 (b) requires agencies to notify the cities and counties to which they serve water at least 60 days in advance of the public hearing that the plan is being updated and reviewed. In December 2020, a notice of preparation was sent to the cities and counties and other stakeholders to inform them of the UWMP and WSCP update process and schedule, and to solicit input for the 2020 UWMP and updated WSCP. In addition to the agencies listed in Section 2.5.2, these include:

- San Francisco Public Utilities Commission
- Pleasanton Unified School District
- Pleasanton Chamber of Commerce
- Pleasanton Downtown Association
- Sunol Citizen’s Advisory Council
- Hacienda Business Park Owners Association

A notice also included information on the amendment of the City’s 2015 UWMP to incorporate demonstration of consistency with Delta Plan Policy WR P1. Copies of the notifications are included in Appendix E. The notifications to cities and counties, the public hearing notifications, and the public hearing and adoption are discussed in Chapter 10.

CHAPTER 3

System Description

This chapter describes the City's water system facilities and service area. In addition, this chapter discusses the climate, population, demographics, and land use within the City's service area.

3.1 GENERAL DESCRIPTION

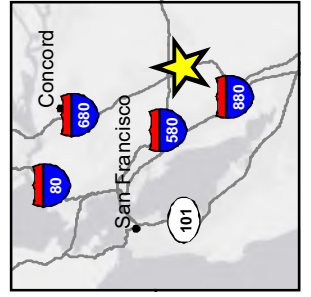
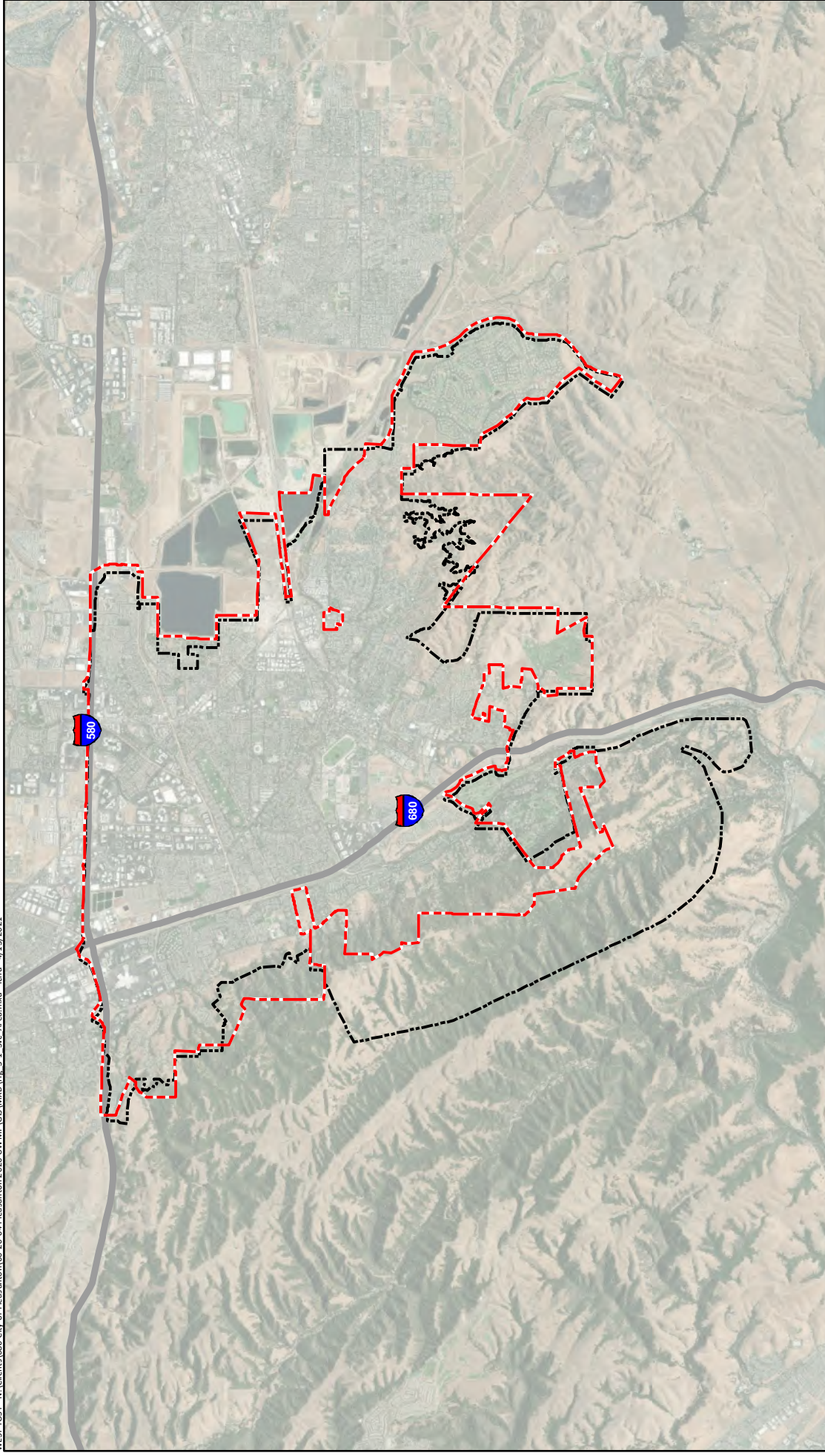
Pleasanton's inception can be traced back to the 1850's as a stagecoach stop along the main route to the gold fields. The City was incorporated in 1894, and in the twentieth century it grew into a thriving agricultural center with the production of grain, hay, and hops. The City is approximately 22 square miles and is located in southeastern Alameda County at the junction of Interstate 580 and Interstate 680. Water service is currently provided to all City residents and commercial customers, as well as portions of unincorporated Alameda County (i.e., Remen Tract, Happy Valley, and the area west of Foothill/Sunol).

3.2 SERVICE AREA BOUNDARY

The City's water service area includes the City, as well as customers in unincorporated Alameda County in Remen Tract, along Happy Valley Road and Kilcare Canyon Road (just north of the Town of Sunol), and west of Foothill Road. Pleasanton's service area lies within the Alameda Creek watershed, a drainage basin covering about 675 square miles between Mount Hamilton and Mount Diablo. Figure 3-1 shows the City's limits and its current water service area.

The City lies predominantly on flat land formed by alluvial deposits from prehistoric streams flowing through the Livermore, Amador, and San Ramon Valleys to the San Francisco Bay. Geologic activity in the area has resulted in varying deposits of sand and gravel in the northeastern portion of the City, and once supported the cultivation of crops and livestock. Modernly, Pleasanton has predominately been urbanized, with the exception of several vineyards at the eastern edge of the City and livestock grazing on Pleasanton Ridge and in the Southeastern Hills.

The majority of Pleasanton occupies the Valley floor, which ranges in elevation from approximately 320 to 400 feet. Pleasanton is enclosed by hills on the west and southeast. The Pleasanton and Main Ridges to the west rise sharply above Foothill Road to peaks of 1,500 feet. These two ridges remain seismically active and feature complex terrain, densely wooded vegetation, and landslide prone soils. A series of gentle to steeply sloping hills extend south from Pleasanton into a valley containing the San Antonio Reservoir.



-  City Limits
-  Water Service Area

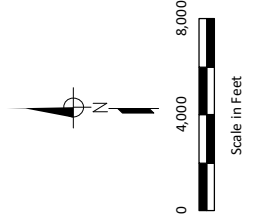


Figure 3-1

**City of Pleasanton Limits and
Current Water Service Area**

City of Pleasanton
2020 Urban Water
Management Plan

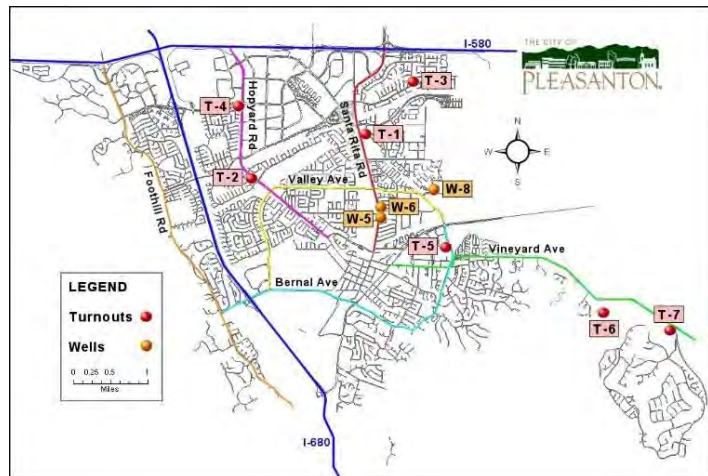
3.3 WATER SYSTEM DESCRIPTION

3.3.1 Zone 7 Supply Turnouts

Water from Zone 7 enters the City’s water system at seven different turnout locations, as follows:

- Turnout 1 is located on Santa Rita Road near Stoneridge Drive
- Turnout 2 is located on Hopyard Road near Valley Trails Drive
- Turnout 3 is located at the east end of West Las Positas Boulevard near Gulfstream Street
- Turnout 4 is located on Hopyard Road at Stoneridge Drive
- Turnout 5 is located on Bernal Avenue at Nevada Street
- Turnout 6 is located on Machado Drive at Vineyard Avenue
- Turnout 7 is located on Vineyard Avenue at Ruby Hills Boulevard

All turnouts are equipped with facilities to fluoridate the water provided by Zone 7 prior to entering the City system. Turnouts 1, 2, 3, 4, and 5 directly connect to the City system, while turnouts 6 and 7 supply water pump stations that pump into the City water system.

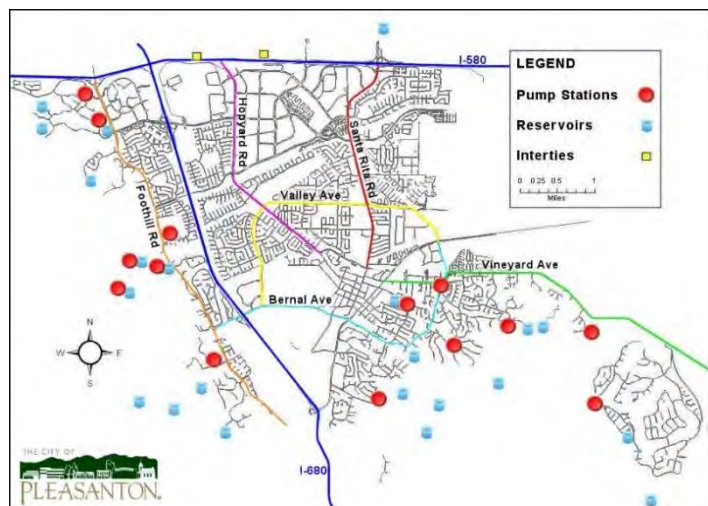


3.3.2 Groundwater Wells

The City owns and operates three groundwater wells. Water from the City’s wells is treated with chlorine, ammonia, and fluoride at the well sites prior to entering into the water distribution system.

3.3.3 City Potable Water Distribution System

The City’s distribution system currently consists of approximately 327 miles of pipelines and 22,369 water service connections. There are 14 pump stations, 22 water storage reservoirs, and one hydropneumatic tank in the distribution system. The City service area has 14 different pressure zones.



3.3.4 Emergency Interties

The City currently has two existing pipeline interties with DSRSD and one pipeline intertie with the City of Livermore for rapid emergency response. These interties are strictly for emergency conditions, such as a major pipeline break, supply contamination, or interruption of deliveries due to earthquake, flood, or other disaster.

3.3.5 Recycled Water Facilities

In June 2015, construction began on the City's Recycled Water Project (RW Project), which included the construction of approximately 51,500 lineal feet (LF) of new recycled water pipeline, ranging in diameter from 6 inches to 20 inches, and repurposing approximately 22,400 LF of existing potable pipeline into the recycled water system. The RW Project was funded through a Clean Water State Revolving Fund Program loan and Proposition 1 Program Grant Agreement with the SWRCB, with the goal of largely replacing existing potable irrigation demands along the distribution system with recycled water; thereby reducing potable water demands.

Construction of the RW Project was substantially completed by September 2016. Currently, the City has connected 92 out of 98 projected sites (144 out of 161 metered connections).

3.4 SERVICE AREA CLIMATE

The City's climate is characteristically Mediterranean, with hot, dry summers and cool, moist winters. This section discusses historical climate in City's water service area and potential effects of climate change.

3.4.1 Historical Climate

The historical climate characteristics affecting water management in the City's water service area, including average evapotranspiration (ET_o), rainfall, and temperature, are shown in Table 3-1. The average annual precipitation is approximately 17.2 inches, while the total evapotranspiration is approximately 51.5 inches, and average monthly temperatures vary from 47 to 70 degrees Fahrenheit throughout the year.

Table 3-1. Monthly Average Climate Data Summary

Month	Standard Monthly Average ET _o ^(a) , inches	Average Total Rainfall ^(b) , inches	Average Temperature ^(b) , degrees Fahrenheit
January	1.51	2.83	47.4
February	2.17	2.70	50.6
March	3.63	2.95	53.8
April	4.94	1.47	56.9
May	6.16	0.57	61.1
June	7.10	0.23	67.0
July	7.53	0.09	70.2
August	6.61	0.09	69.3
September	4.98	0.12	67.2
October	3.50	1.09	61.0
November	1.93	1.66	52.6
December	1.41	3.36	47.1
Total	51.5	17.2	--

(a) Source: California Irrigation Management Information System (CIMIS) data for Station #191: Pleasanton (downloaded November 11, 2020).
 (b) Source: CIMIS data for Station #191: Pleasanton (data from October 2004 through October 2020).

3.4.2 Potential Effects of Climate Change

California Water Code now requires water suppliers to account for the impacts of climate change on water supplies and supply reliability. A discussion of the effects of climate change on water demands, supplies, and reliability can be found in Chapter 4, Chapter 6, and Chapter 7 of this UWMP. This section summarizes those discussions.

In general, climate change is expected to increase water demand for irrigation and the year-to-year variability of demands. This is the result of increased temperatures (which increases evapotranspiration) and more variability in precipitation (which impacts supply availability and reliability). Also, natural disasters such as wildfires, droughts, and floods are expected to increase in both frequency and intensity.

Responding to climate change generally takes two forms: mitigation and adaptation. Mitigation is taking steps to reduce the contribution to the causes of climate change by reducing greenhouse gas (GHG) emissions. Adaptation is the process of responding to the effects of climate change by modifying systems and behaviors to function in a warmer climate.

In the water sector, climate change mitigation is generally achieved by reducing energy use, increasing energy efficiency, and/or substituting fossil fuel-based energy sources for renewable energy sources. Because water requires energy to move, treat, use, and discharge, water conservation results in energy conservation. Adaptation initiatives include diversification of the City’s water supply portfolio and expanding recycled water use.

3.5 SERVICE AREA POPULATION AND DEMOGRAPHICS

During the past two decades, the City has experienced a diverse pattern of growth including substantial new residential, commercial, office, and industrial development. As a small suburban city, the City has developed a reputation as a desirable place in which to live and work, with an excellent school system, fine parks and recreational facilities, a traditional downtown area, and a low crime rate. Land use planning within the City’s service area is guided by the City’s *General Plan (2005-2025)* and *Housing Element (2015-2023)*.

Single family residential remains the largest water customer sector in Pleasanton (59 percent of all potable demands in 2020).

3.5.1 Service Area Population

Based on Census data¹ and persons-per-connection adjustments, the City’s 2020 service area population was estimated to be 82,977. Future population estimates for the City’s service area are based on Zone 7’s *2020 Tri-Valley Municipal and Industrial Water Demand Study*² (Regional Demand Study). By 2045, Pleasanton’s population is projected to grow by approximately 22 percent to 100,913.

The current and projected populations in the City’s service area are presented in Table 3-2.

Table 3-2. Population – Current and Projected (DWR Table 3-1 Retail)

Population Served	2020	2025	2030	2035	2040	2045(opt)
	82,977	86,326	91,430	96,171	100,913	100,913

3.5.2 Other Social, Economic, and Demographic Factors

The State now requires the inclusion of service area socioeconomic information as part of the system description in UWMPs. However, differences in household water use across sociodemographic groups in the City have not been studied, nor does the City differentiate water management by sociodemographic factors. To comply with the new regulation, the following social, economic, and demographic information from the U.S. Census Bureau³ is provided. Information is for the five-year period from 2015 to 2019.

- The average number of people per household was 2.8
- The median household income was \$156,400
- The owner-occupied housing unit rate was 69.9 percent, with a median owner-occupied home value of \$986,800
- The median age was 42.4 years

¹ United States Census Bureau. American Community Survey, 2019: ACS 1-Year Estimates Data Profiles for Pleasanton, CA.

² Woodard & Curran, January 2021 Draft. *2020 Tri-Valley Municipal and Industrial Water Demand Study*. www.zone7water.com/library/reports-planning-documents.com

³ United States Census Bureau. American Community Survey, 2015-2019 ACS 5-Year Data Profile for Pleasanton, CA.

- Of persons 25 years or older, 96.1 percent had earned at least a high school diploma or equivalent, and 64.9 percent had earned a bachelor's degree or higher
- By race/ethnicity, 50.1 percent of people were White, 1.8 percent were Black, 0.3 percent were American Indian or Alaska Native, 34.1 percent were Asian, 0.5 percent were Hawaiian Native or Pacific Islander, 3.6 percent were two or more races, and 9.5 percent were Hispanic or Latino (of any race)
- 32.0 percent of residents were foreign born

3.6 LAND USES WITHIN SERVICE AREA

3.6.1 Current and Projected Land Uses

This section describes the City's current and projected land uses in its service area. Land use information is based on the City's current General Plan⁴, as well as Zone 7's Regional Demand Study. Adopted in 2009, the City's General Plan guides land development and resource conservation efforts through 2025. The Land Use Element of the General Plan provides policies and maps that guide the use of public and open-space lands and specify the location, amount, and potential density and intensity for development of residential, commercial, and industrial lands.

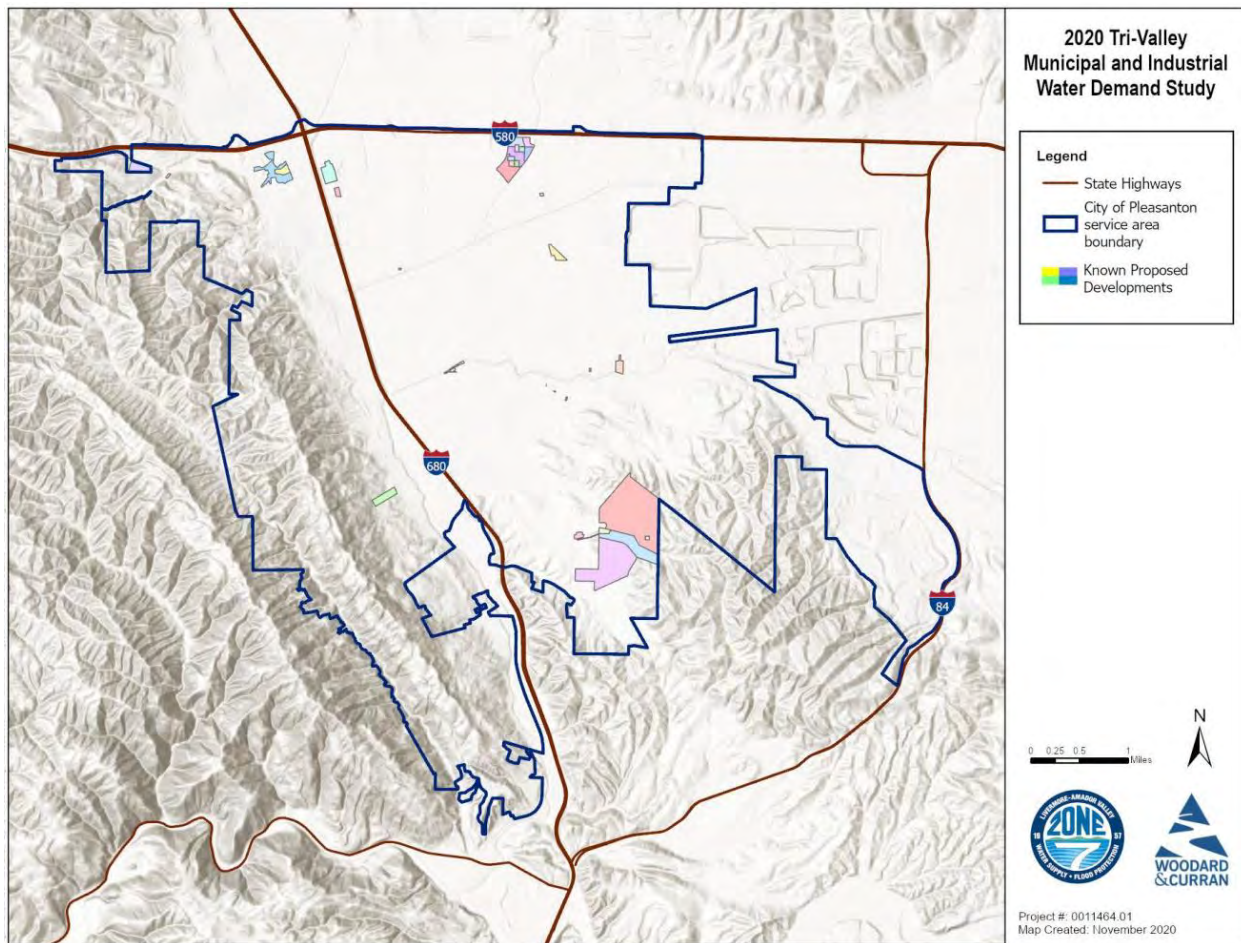
Existing land use within the City generally consists of distinct residential neighborhoods typically separated from non-residential land uses to minimize the potential incompatibility of non-residential and residential uses. The City was predominantly a residential community until 1980, when it saw increased development of industrial, commercial, and office uses. This non-residential development includes the Stoneridge Mall, seven major business parks, five major hotels, and a variety of service centers. Abundant open space surrounds the developed areas of the City.

The City's current General Plan encourages mixed land uses and transit-oriented development (TOD), particularly near the Bay Area Rapid Transit (BART) stations, for future growth. Mixed use development combines office, commercial, hotel, institutional, and residential land uses on a single site or adjacent, interrelated sites. TOD provides walkable, mixed use communities designed around transit stations. Mixed use developments (including TODs) would provide people the opportunity to use alternative modes of transportation to automobiles since residential and non-residential land uses would be combined or integrated on a single or nearby site.

To identify future growth in the City's service area for Zone 7's Regional Demand Study, the City's Community Development Department provided a list of known proposed development projects. These proposed projects include mixed use, single family residential, and multi-family residential developments and are shown on Figure 3-2 (which is adapted from Figure 2-2 of the Regional Demand Study). As detailed in Chapter 4 of this plan, single family and multi-family residential water use accounts for approximately 45 and 31 percent, respectively, of additional demand compared to 2020⁵.

⁴ City of Pleasanton, 2005. *Pleasanton General Plan 2005-2025*.
<https://www.cityofpleasantonca.gov/gov/depts/cd/planning/general.asp>

⁵ These percentages are based on 2020 demand as presented in Zone 7's Regional Demand Study, which differs from the City's actual 2020 billed consumption. Since customer classes in City billing data differ from the customer sectors used in the Regional Demand Study, it is difficult to directly compare demand projections and actual 2020 demands.



Source: Zone 7 Regional Demand Study, Figure 2-2

Figure 3-2. Known Proposed Developments

3.6.2 Long-Range Land Use Planning

This section discusses long-range land use planning that may affect water management. Long-range planning includes years beyond the planning horizon of this UWMP but should be noted for consideration in future UWMP updates.

The Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) are preparing Plan Bay Area 2050, which provides long-range plans to guide the growth of the nine-county region. Plan Bay Area 2050 is expected to be completed in 2021 and integrates strategies for transportation, housing, the environment, and the economy. The City is also planning to begin updating the Housing Element of the General Plan in spring of 2021. The objective of the Housing Element update is to plan for the number of housing units allocated to the City by ABAG,⁶ known as the Regional Housing Needs Allocation (RHNA).

⁶ ABAG receives its regional housing needs determination from the California State Department of Housing and Community Development (HCD). The nine-county San Francisco Bay Area has been allocated a total of 441,176 units, which reflects a 2.3-fold increase over the previous Housing Element cycle.

Though both Plan Bay Area and RHNA address the amount and location of new housing development in the region, they are different types of planning processes. Plan Bay Area is a policy-driven land use and transportation framework that results in various projections of growth for different areas (i.e., a “ground up” model). RHNA, on the other hand, is a process whereby a pre-determined number of housing units is distributed among local jurisdictions, based on factors intended to result in an equitable distribution of those units. Another key difference between the two is that Plan Bay Area covers an approximately 30-year planning horizon (2020-2050), whereas RHNA covers an 8-year period from 2022-2030. Despite these differences, by law, the RHNA must be “consistent” with Plan Bay Area. ABAG has determined RHNA and Plan Bay Area to be consistent because the amount of housing growth from the 8-year RHNA would not exceed the 30-year growth level at the county and sub-county geographies used in Plan Bay Area.

ABAG published the *Draft RHNA Methodology Release* in December 2020 to support Plan Bay Area 2050; this methodology has been used to develop “illustrative” RHNA allocations for each city and county in the region. Allocations will be finalized in 2021 through the remaining steps of the RHNA process. The proposed allocation for the City, which may be subject to revision and refinement, is 5,965⁷, which is below the City’s projected household projections. Although the City’s RHNA allocation may not affect its long-term water demand projections, it may accelerate the rate at which demand increases in the near term.

ABAG will approve a Final Methodology and issue Draft Allocations in spring 2021. This will be followed by an appeal period, with ABAG issuing Final Allocations by the end of 2021.

⁷ Association of Bay Area Governments, December 2020, [Release of ABAG Draft RHNA Methodology and Final Subregional Shares](#), Appendix 3.

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CHAPTER 4

Water Use Characterization

This chapter describes and quantifies the City’s historical, current, and projected water uses. Water use projections are provided in five-year increments to the year 2045, as well as on a yearly basis for the next five years (2021-2025). This chapter also presents the City’s water losses for the previous five years, projects future water use for lower income households, and discusses the impact of climate change on water use.

4.1 NON-POTABLE VERSUS POTABLE WATER USE

The City currently provides both potable water and recycled water to customers within its service area. Potable water is water that is safe to drink and typically has had various levels of treatment and disinfection. The City receives its potable water supply from two sources: purchases from Zone 7 and groundwater pumped from City wells.

Non-potable water is not intended for consumption and includes both recycled water and raw water. Raw water is untreated water that is used in its natural state or with minimal treatment. However, the City does not deliver raw water to any customers in its service area. Recycled water is municipal wastewater that has been treated to a specified quality that allows for re-use.

The City receives recycled water from Livermore and through the San Ramon Valley Recycled Water Program (SRVRWP), which is operated by a joint powers authority between DSRSD and the East Bay Municipal Utility District (EBMUD) called the DSRSD-EBMUD Recycled Water Authority (DERWA). Both the SRVRWP and the Livermore Water Reclamation Plant (LWRP) provide recycled water to landscape irrigation customers that meets Title 22 disinfected tertiary recycled water requirements.

The City’s water supplies are described further in Chapter 6.

4.2 WATER USE BY SECTOR

This section describes the City’s past, current, and projected water use by sector through the year 2045 in five-year increments. Water demand projections are based on Zone 7’s Regional Demand Study and retailer delivery requests and provide the basis for sizing and staging future water facilities to ensure adequate supply. This section identifies the water usage among water use sectors including single family residential, multi-family residential, commercial, industrial, institutional/governmental, landscape irrigation, agricultural, and others. These classifications were used to analyze current consumption patterns among various types of customers. The City uses the same definitions for each sector as outlined in the DWR Guidebook:

- **Single-Family Residential:** A single-family dwelling unit. A lot with a free-standing building containing one dwelling unit that may include an attached or detached secondary dwelling.
- **Multi-Family Residential:** Multiple dwelling units contained within one building or several buildings within one complex.
- **Commercial:** A water user that provides or distributes a product or service (CWC 10608.12(d)).
- **Industrial:** A water user that is primarily a manufacturer or processor of materials as defined by the North American Industry Classification System (NAICS) code sectors 31 to 33, inclusive, or an entity that is a water user primarily engaged in research and development (CWC 10608.12(h)).

- **Institutional (and Governmental):** A water user dedicated to public service. This type of user includes, among other users, higher education institutions, schools, courts, churches, hospitals, government facilities, and nonprofit research institutions (CWC 10608.12(i)).
- **Landscape:** Water connections supplying water solely for landscape irrigation. Such landscapes may be associated with multi-family, commercial, industrial, or institutional/governmental sites but are considered a separate water use sector if the connection is solely for landscape irrigation.
- **Sales to Other Agencies⁸:** Water sales made to another agency. Projected sales may be based on projected water demand provided by the receiving agency. There is inherent uncertainty in future demand projections, therefore, any projected sales reported in the UWMP are for planning purposes only and are not considered a commitment on the part of the seller.
- **Groundwater Recharge:** The managed and intentional replenishment of natural groundwater supplies using man-made conveyances such as filtration basins or injection wells. This includes water used for groundwater banking or storage.
- **Saline Water Intrusion Barriers:** Injection of water into a freshwater aquifer to prevent the intrusion of saltwater.
- **Agricultural:** Water used for commercial agricultural irrigation.
- **Other:** Any other water demand that is not adequately described by the water sectors defined above.
- **Distribution System Losses:** The difference between the actual volume of water treated and delivered into the distribution system and the actual metered consumption.

4.2.1 Historical Water Use

The City’s past water use among water use sectors is reported in Table 4-1. These are the same values reported in the City’s 2015 UWMP.

Water Use Sector	Actual Volume, AFY		
	2005	2010	2015
Single Family	9,035	8,326	5,264
Multi-Family	744	842	943
Industrial	64	57	40
Landscape	4,678	4,015	2,357
Commercial and Institutional	1,977	1,809	1,392
Losses ^(a)	1,562	1,082	1,359
Total	18,060	16,131	11,355

(a) Also includes system flushing, known leaks, and unbilled unmetered use.

⁸ The City has not sold water to other agencies in the past and does not plan to do so in the future.

4.2.2 Current Water Use

The City’s actual potable water demands for the 2020 calendar year are reported in Table 4-2.

Table 4-2. Actual Demands for Potable and Non-Potable Water (DWR Table 4-1 Retail)

Use Type	2020 Actual ¹		
	Additional Description (as needed)	Level of Treatment When Delivered Drop down list	Volume ²
Single Family		Drinking Water	7,904
Multi-Family		Drinking Water	1,299
Commercial		Drinking Water	1,215
Industrial		Drinking Water	58
Landscape		Drinking Water	2,996
Losses		Drinking Water	1,308
TOTAL			14,779
¹ Recycled water demands are NOT reported in this table. Recycled water demands are reported in Table 6-4.			
² Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.			
NOTES: Volumes are in AF; losses are estimated based on supply and billing data.			

Existing recycled water demands are discussed in Chapter 6.

4.2.3 Projected Water Use

This section presents water demand projections for the City’s service area. Water demand projections in this 2020 UWMP are based on projections developed for Zone 7’s Regional Demand Study. This section details water demand projections on a 25-year planning horizon and, for the Drought Risk Assessment (DRA), a characteristic five-year basis.

4.2.3.1 25-Year Planning Horizon

The City’s projected water demands through the year 2045 are presented in Table 4-3. Demands in 2040 and 2045 are from the Regional Demand Study, with demands for the interim period (2025-2035) developed in coordination with Zone 7 based on linear interpolation of near-term retailer delivery requests and the 2040 projection from the Regional Demand Study. There are no existing or projected uses for saline barriers, groundwater recharge, conjunctive use, or raw water use within the City’s service area.

The City projects 1,500 AFY of recycled water demand in 2025, increasing to 1,800 AFY by 2040 and remaining at 1,800 AFY in 2045. Approximately 500 AF of the projected recycled water demand in 2040 is assumed to be new landscape and construction water demands. The remaining 1,300 AF of projected recycled water demand will offset existing landscape demands currently met with potable water and is therefore not included in Table 4-3.

Table 4-3. Use for Potable and Non-Potable Water – Projected (DWR Table 4-2 Retail)

Use Type	Additional Description (as needed)	Projected Water Use ^{1,2} <i>Report To the Extent that Records are Available</i>				
		2025	2030	2035	2040	2045 (opt)
Single Family		8,952	9,219	9,485	9,752	9,752
Multi-Family		1,472	1,515	1,559	1,603	1,603
Commercial		1,376	1,417	1,458	1,499	1,499
Industrial		66	68	70	72	72
Landscape		3,393	3,494	3,595	3,696	3,696
Losses		1,482	1,526	1,570	1,614	1,614
TOTAL		16,740	17,239	17,737	18,236	18,236
NOTES:						
¹ Recycled water demands are NOT reported in this table. Recycled water demands are reported in UWMP Table 6-5 (DWR Table 6-4).						
² Volumes are in AF.						

Table 4-4 summarizes the City’s actual demands and projected water use, along with recycled water demands reported in Chapter 6.

Table 4-4. Total Gross Water Use (Potable and Non-Potable) (DWR Table 4-3 Retail)

	2020	2025	2030	2035	2040	2045 (opt)
Potable Water, Raw, Other Non-potable <i>From Tables 4-1R and 4-2 R¹</i>	14,779	16,740	17,239	17,737	18,236	18,236
Recycled Water Demand <i>From Table 6-4¹</i>	1,228	1,500	1,650	1,650	1,800	1,800
Optional Deduction of Recycled Water Put Into Long-Term Storage	0	0	0	0	0	0
TOTAL WATER USE	16,007	18,240	18,889	19,387	20,036	20,036
NOTES: ¹ Volumes are in AF. Table references refer to DWR table numbers.						

4.2.3.2 Characteristic Five-Year Water Use

Water Code Section 10635(b) requires urban suppliers to include a five-year DRA in their UWMP. A key component of the DRA is estimating demands for the next five years (2021-2025) without drought conditions (i.e., unconstrained demand). Chapter 7 details the DRA, but the five-year demand projections are summarized in Table 4-5. Demand projections for 2021-2024 were developed in coordination with Zone 7 based on the City’s near-term delivery requests.

Table 4-5. Projected Water Demands for Drought Risk Assessment					
	2021	2022	2023	2024	2025
Potable Water Demand ^(a) , AFY	15,246	16,240	16,410	16,570	16,740
(a) Demand projections developed in coordination with Zone 7 based on the City’s near-term delivery requests.					

4.3 DISTRIBUTION SYSTEM WATER LOSSES

System losses are the difference between the actual volume of water treated and delivered into the distribution system and the actual metered consumption. Such apparent losses are always present in a water system due to pipe leaks, unauthorized connections or use, faulty meters, unmetered services such as fire protection and training, and system flushing.

The City uses the American Water Works Association (AWWA) method to annually evaluate its distribution system losses. Since the City is currently working on its water audit for the 2020 calendar year, water losses for the 2020 calendar year were estimated based on supply and billing data. In 2020, the City’s water losses were estimated to be approximately 1,308 AF, or 8.8 percent of total water production—comparable with the other Tri-Valley water service providers. A copy of the City’s 2019 Water Loss Audit worksheet is provided in Appendix F.

New regulations require retail water suppliers to include potable distribution system water losses for the preceding five years (to the extent records are available). Table 4-6 summarizes system losses for the previous five calendar years (2016 through 2020). At the time of preparation of this UWMP, DWR and the SWRCB are in the process of adopting water loss standards. This is discussed further in Chapter 9.

Table 4-6. Last Five Years of Water Loss Audit Reporting (DWR Table 4-4 Retail)

Reporting Period Start Date (mm/yyyy)	Volume of Water Loss ^{1,2}
01/2016	2,332
01/2017	1,504
01/2018	722
01/2019	923
01/2020	1,308
¹ Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet.	
² Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.	
NOTES: Volumes are in AF; 2020 Water Audit is in progress, so 2020 loss is an estimate based on supply and billing data. A copy of the City's 2019 Water Audit is provided in Appendix F.	

4.4 ESTIMATING FUTURE WATER SAVINGS

Water savings from codes, standards, ordinances, or transportation and land use plans can decrease the water use for new and future customers. As indicated in Table 4-7, to be conservative, these “passive” water savings have not been included in the City’s projected future water demands.

Table 4-7 indicates that lower income residential demands are included in the City’s water demand projections, as is detailed in Section 4.5.

Table 4-7. Inclusion in Water Use Projections (DWR Table 4-5 Retail)

Are Future Water Savings Included in Projections? (Refer to Appendix K of UWMP Guidebook)	No
If "Yes" to above, state the section or page number, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found.	
Are Lower Income Residential Demands Included In Projections?	Yes

4.5 WATER USE FOR LOWER INCOME HOUSEHOLDS

SB 1087 (2006) requires that water providers develop written policies that give priority to development that includes affordable housing to low income households. The projections shown in Table 4-3 include water use for single family and multi-family residential housing needed for low income households, as identified in the City’s Housing Element. A lower income household is defined as a household that has an income below 80 percent of the Area Median Income, adjusted for family size. According to the American Census Bureau, 2018 American Community Survey 5-year Estimate, approximately 18.35 percent of City households are low income.

Therefore, approximately 18.35 percent of the City’s residential water demands are attributed to low income households, assuming an average household size of four. This proportion is assumed to remain constant in the future, and apply equally for both single family and multi-family residential water use sectors. In other words, 18.35 percent of single family residential demands are assumed to be for low income single family households, and 18.35 percent of multi-family residential demands are assumed to be for low income multi-family households. The water demand projections for low income households are summarized in Table 4-8.

Table 4-8. Projected Water Demands for Lower Income Households

Water Use Sector	Water Demands for Low Income Households ^(a) , AFY				
	2025	2030	2035	2040	2045
Single Family	1,643	1,692	1,741	1,790	1,790
Multi-Family	270	278	286	294	294
Total	1,913	1,970	2,027	2,084	2,084

(a) Based on data from the American Census Bureau, 2018 American Community Survey 5-year Estimate.

4.6 CLIMATE CHANGE CONSIDERATIONS

The City's future water demand and use patterns may be impacted by climate change. Warmer temperatures are expected to increase landscaping and irrigation demand and lengthen the growing season. In addition, climate change may increase the frequency and intensity of wildfires, which would increase the fire industry's water demands. Expanded use of recycled water could mitigate the effects of climate change on water demands.

Zone 7's Regional Demand Study, which serves as the basis for the City's demand projections, accounts for climate change by increasing outdoor water demands 5 percent by 2040. This demand multiplier starts at 0 percent in 2020, increases linearly to 5 percent in 2040, and remains at 5 percent through 2045. As the actual impact of climate change on water use becomes clearer, this value can easily be updated in the model that informs the Regional Demand Study.

The potential impacts of climate change on the City's water supplies are described in Chapter 6.

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CHAPTER 5

SB X7-7 Baselines, Targets, and 2020 Compliance

In November 2009, the Water Conservation Act of 2009 was signed into law as part of a comprehensive water legislation package. Also known as Senate Bill X7-7 (SB X7-7), the Water Conservation Act of 2009 addressed both urban and agricultural water conservation and set a goal of achieving a 20 percent statewide reduction in urban per capita water use by December 31, 2020 (i.e., “20 by 2020”).

This chapter demonstrates that the City has achieved its 2020 target reduction by reviewing the City’s population and recent water use.

5.1 OVERVIEW AND BACKGROUND

To meet the urban water use target required by SB X7-7, each retail supplier was required to determine its baseline water use, as well as its target water use for the year 2020. Water use is measured in gallons per capita per day (GPCD).

This chapter provides a review of the methodology the City used to calculate its baseline and its 2020 Urban Water Use Target (target). The City calculated baselines and targets on an individual reporting basis in accordance with SB X7-7 legislation requirements and DWR’s *Methodologies for Calculating Baseline and Compliance Urban Per Capita Water Use* (2016) (DWR’s Methodologies).

The City’s compliance with SB X7-7 was first addressed in its 2010 UWMP, in which the City determined its baseline per capita water use and established and adopted its urban water use targets for 2015 and 2020. SB X7-7 included a provision that an urban water supplier may update its 2020 urban water use target in its 2015 UWMP and may use a different target method than was used in 2010. Also, the SB X7-7 methodologies developed by DWR in 2011 noted that water suppliers may revise population estimates for baseline years when the 2010 Census information became available. The 2010 Census data was not finalized until 2012. In its 2015 UWMP, the City updated its population, baselines, and targets to reflect 2010 Census data. The City demonstrated that it successfully achieved its 2015 interim target and confirmed its 2020 target.

The 2020 Census results were not available for inclusion in this UWMP update. Thus, a population estimate (based on Census data and persons-per-connection adjustments) was used with actual water use data to calculate GPCD water use. Using this population estimate, the City verifies that it achieved its 2020 target per capita water use. The potential difference between population estimates herein and the eventual final 2020 Census results is not believed to impact the fundamental conclusions of meeting SB X7-7 requirements.

Compliance with the urban water use target requirement is provided in the SB X7-7 2020 Compliance Form, which is included in this plan as Appendix G.

5.2 GENERAL REQUIREMENTS FOR BASELINE AND TARGETS

SB X7-7 required each urban water retailer to determine its baseline daily per capita water use over a 10-year or 15-year baseline period. The 10-year baseline period is defined as a continuous 10-year period ending no earlier than December 31, 2004 and no later than December 31, 2010. SB X7-7 also defined that for those urban water retailers that met at least 10 percent of their 2008 water demand using recycled water, the urban water retailers can extend the baseline GPCD calculation for a maximum of a continuous 15-year baseline period, ending no earlier than December 31, 2004 and no later than

December 31, 2010. In 2008, the City delivered no recycled water; therefore, the City’s baseline GPCD was calculated over a 10-year period. In its 2015 UWMP, the City selected a 10-year baseline period from 1996 through 2005. This is the same 10-year baseline period reported in the City’s 2010 UWMP.

SB X7-7 and DWR provided four different methods for calculation of an urban water retailer’s 2020 target. Three of these methods are defined in Water Code Section 10608.20(a)(1), and the fourth method was developed by DWR. The 2020 water use target may be calculated using one of the following four methods:

- **Method 1:** 80 percent of the City’s base daily per capita water use;
- **Method 2:** Per capita daily water use estimated using the sum of performance standards applied to indoor residential use; landscaped area water use; and commercial, industrial, and institutional uses;
- **Method 3:** 95 percent of the applicable State hydrologic region target as stated in the State’s April 30, 2009, draft 20x2020 Water Conservation Plan; or
- **Method 4:** An approach that considers the water conservation potential from: 1) indoor residential savings, 2) metering savings, 3) commercial, industrial and institutional savings, and 4) landscape and water loss savings.

The City selected Method 1 to calculate its 2020 target in its 2015 UWMP.

Daily average water use is divided by the service area population to obtain baseline and target GPCD. In 2015, the City adjusted its baseline and target GPCD to reflect its updated population estimates based on 2010 Census data results. To calculate the City’s compliance year GPCD and compare it to the 2020 target, the population is updated to reflect population estimates for 2020. Details of determining the 2020 service area population are provided in Section 5.3.

The City’s baselines and targets are summarized in Section 5.5. The City’s 2020 compliance water use is provided in Section 5.6.

5.3 SERVICE AREA POPULATION

To calculate its compliance year GPCD, the City must determine the population that it served in 2020. At the time of preparation of this UWMP, the 2020 Census results were unavailable; thus the City’s 2020 population must be estimated.

The City is a “Category 2” water supplier, meaning its distribution area overlaps with less than 95 percent of city boundaries, and it has an electronic geographic information system (GIS) map of its distribution area. DWR’s Methodologies states that Category 2 water suppliers can estimate their service area populations using information from a water wholesaler, provided the information was developed using a per-connection methodology that uses population data from the CA Department of Finance (DOF) or the US Census Bureau.

To estimate its 2020 service area population, the City started with US Census Bureau estimates for 2019 (the most recent year available) and adjusted it on a persons-per-connection basis. Specifically, the City used the US Census Bureau’s American Community Survey (ACS) 1-Year Data Profiles as a starting point. Since this population estimate is for 2019 and within City limits, it required updating for growth in 2020 and water service areas outside City limits (i.e., Remen Tract, Happy Valley, and the area west of

Foothill/Sunol). The City provided the number of residential connections added in 2020 and the number located outside City limits, which were converted to population assuming 3.65 persons-per-connection (an estimate from DWR’s Population Tool for the City in 2020).

This methodology is summarized in Table 5-1 and estimates the City’s 2020 service area population at 82,977, as shown in Table 5-2.

Table 5-1. Method for Population Estimates (SB X7-7 Table 2)

Method Used to Determine 2020 Population (may check more than one)	
<input checked="" type="checkbox"/>	1. Department of Finance (DOF) or American Community Survey (ACS)
<input checked="" type="checkbox"/>	2. Persons-per-Connection Method
<input type="checkbox"/>	3. DWR Population Tool
<input type="checkbox"/>	4. Other DWR recommends pre-review
NOTES: ACS 1-Year estimate for City in 2019, adjusted using persons-per-connection for new connections in 2020 and any connections located outside City limits still served by the City.	

Table 5-2. 2020 Service Area Population (SB X7-7 Table 3)

2020 Compliance Year Population	
2020	82,977

5.4 GROSS WATER USE

Annual gross water use, as defined in CWC §10608.12 (h), is the water that enters the City’s distribution system over a 12-month period (calendar year) with certain exclusions. As presented in Chapter 4 of this plan, the City’s calendar year 2020 gross water use is 14,779 AF and is determined in accordance with DWR’s Methodologies.

5.5 BASELINES AND TARGETS SUMMARY

Daily per capita water use is reported in GPCD. Annual gross water use is divided by annual service area population to calculate the annual per capita water use for each year in the baseline periods. As discussed in Section 5.1, the City updated its population data, adjusted its baseline, and confirmed its 2020 target in its 2015 UWMP. The City’s 10-year base daily per capita water use is 246 GPCD. Using Method 1 for 2020 water use target calculation as described in Section 5.2, the City’s confirmed 2020 compliance target is 197 GPCD. The City’s baseline and target are summarized in Table 5-3.

Table 5-3. Baseline and Targets Summary (DWR Table 5-1 Retail)

Baseline Period	Start Year *	End Year *	Average Baseline GPCD*	Confirmed 2020 Target*
10-15 year	1996	2005	246	197
5 Year	2004	2008	245	
*All cells in this table should be populated manually from the supplier's SBX7-7 Verification Form and reported in Gallons per Capita per Day (GPCD)				

5.6 2020 COMPLIANCE DAILY PER CAPITA WATER USE

The City’s 2020 population and gross water use are presented in Sections 0 and 5.4, respectively. The City calculated its actual daily per capita water use for the 2020 calendar year in accordance with DWR’s Methodologies. As shown in Table 5-4, urban per capita water use in 2020 was 159 GPCD, which is well below the confirmed 2020 water use target of 197 GPCD. Therefore, the City has met its 2020 final water use target. The complete set of SB X7-7 tables used to document this compliance is included in Appendix G.

Table 5-4. 2020 Compliance (SB X7-7 Table 9, DWR Table 5-2 Retail)

2020 GPCD			2020 Confirmed Target GPCD*	Did Supplier Achieve Targeted Reduction for 2020? Y/N
Actual 2020 GPCD*	2020 TOTAL Adjustments*	Adjusted 2020 GPCD* (Adjusted if applicable)		
159	0	159	197	Yes
*Reported in Gallons per Capita per Day (GPCD)				
NOTES: The City has elected not to make the allowable optional adjustments.				

As detailed in DWR’s Methodologies, adjustments are allowed that can be made to an agency’s gross water use in 2020 for unusual weather, land use changes, or extraordinary institutional water use.

The City has elected not to make the adjustments allowed by Water Code Section 10608.24, because these exceptions are not needed to demonstrate compliance with SB X7-7 for 2020. Water use in 2020 in the City’s service area was significantly reduced as compared to baseline years as a result of increased water conservation efforts by the City and its customers.

5.7 REGIONAL ALLIANCE

The City has chosen to comply with the requirements of SB X7-7 on an individual basis. The City has elected not to participate in a regional alliance.

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CHAPTER 6

Water Supply Characterization

This chapter describes the City's existing water supply portfolio, which consists of potable water purchased from Zone 7, recycled water produced by DSRSD and Livermore, and groundwater pumped by the City. These existing supplies, along with the other projected future supplies, and the potential for desalinated water, indirect or direct potable reuse, and exchanges or transfers are described in this chapter.

6.1 WATER SUPPLY ANALYSIS OVERVIEW

The City's primary water supply source is purchased potable water from Zone 7, supplemented by groundwater pumped from the Main Basin. The City's groundwater pumping is limited by its groundwater pumping quota (GPQ) as managed by Zone 7, the local groundwater basin manager. The City augments its potable water supply with recycled water from DSRSD and Livermore.

The management of each of the City's supply sources in correlation with each other are provided in this chapter. Because a significant portion of the City's potable water supply is from Zone 7, the region's water wholesaler, Zone 7's water supplies, storage operations, and future supply projects are discussed. Management and anticipated availability of the City's water supplies is discussed under normal water years. The availability of the City's water supplies under a single dry year and a drought lasting five years, as well as more frequent and severe periods of drought, are detailed in Chapter 7 of this UWMP.

6.2 WATER SUPPLY CHARACTERIZATION

This section describes the water supplies currently available to the City, as well as future anticipated water supplies. The City currently utilizes water from the following sources:

- Potable water supplies (including imported and local surface water supplies and local groundwater supplies) purchased from Zone 7
- Local groundwater supplies pumped from City wells
- Recycled water supplies produced at DSRSD's Regional Wastewater Treatment Facility (RWTF) and the Livermore Water Reclamation Plant (LWRP)

These existing supplies, along with the other projected future supplies, and the potential for desalinated water, indirect or direct potable reuse, and exchanges or transfers are described in this section.

6.2.1 Purchased or Imported Water

The City currently receives most of its potable water supply from Zone 7, a multi-purpose agency that oversees water-related issues in the Livermore Amador Valley. Zone 7 is a State Water Project (SWP) contractor that wholesales treated water to four retail water agencies: the City, DSRSD, Livermore, and Cal Water. In addition, Zone 7 retails non-potable water supplies for irrigated agricultural use, retails treated water to several direct customers, provides and maintains flood control facilities, and manages groundwater and surface water supplies in its service area. Under its current agreement with Zone 7, the City is limited in developing other water supply sources.

6.2.1.1 City Water Supply from Zone 7

Zone 7 is the City's sole wholesale treated water supplier. The City purchases all potable water required for use within the City's service area from Zone 7, with the exception that the City may extract groundwater per the agreement provisions. The treated water delivered by Zone 7 complies with the Requirements for Drinking Water of the California Department of Health Services and the US Environmental Protection Agency, or their successor regulatory agencies.

Zone 7 is also the groundwater manager of the local groundwater basin described in Section 6.2.2. The City has a GPQ of 3,500 AF from the Livermore Valley Main Groundwater Basin (Main Basin) in any calendar year. The City pays Zone 7 a recharge fee for recharging the Main Basin. The City may carry over up to 700 AF of unused pumping quota from one year to another.

The City coordinates with Zone 7 on an ongoing basis to track water use and develop future water use projections.

6.2.1.2 Zone 7 Water Supply Sources

This section details Zone 7's water supplies and their management in relation with each other. Zone 7's water supply has two major components: 1) incoming water supplies available through contracts and water rights each year, and 2) accumulated water supplies in storage derived from previous years. Incoming water supplies typically consist of annually allocated imported surface water supply and local surface water runoff. Accumulated or "banked" water supplies are available in local and non-local storage locations.

To optimize use of its local resources, Zone 7 practices conjunctive use of the Livermore Valley Groundwater Basin. Zone 7 also stores local runoff from the Arroyo Valle watershed in the local reservoir (Lake Del Valle), which is owned and operated by DWR. Two long-term water storage ("banking") agreements with agencies south of Zone 7's service area in Kern County (Semitropic Water Storage District and Cawelo Water District) provide additional flexibility in managing annual fluctuations in supplies.

To mitigate the risk associated with significant reliance on imported water supply, Zone 7 continues to develop local sources of water and to diversify its water supply portfolio. In April 2019, Zone 7 completed its 2019 Water Supply Evaluation Update (2019 WSE Update), a follow-up to its 2016 Water Supply Evaluation Update that documents Zone 7's current water supplies based on new information and experience gained since the 2014-2016 drought. The 2019 WSE Update also evaluates various future water supply projects, some of which are discussed in Section 6.2.8.

6.2.1.2.1 Imported Water from the State Water Project

Imported water from the SWP, which is owned and operated by DWR, is by far Zone 7's largest water source, providing over 80 percent of the treated water supplied to its customers on an annual average basis.

SWP water originates within the Feather River watershed, is captured in and released from Lake Oroville, and flows through the Delta before it is conveyed by the South Bay Aqueduct (SBA) to Zone 7 and two other water agencies: Valley Water (formerly known as Santa Clara Valley Water District) and Alameda County Water District (ACWD). Much of the SWP water continues to southern California via the California Aqueduct. Lake Del Valle is part of the SWP's SBA system and is used for storage of SWP water, as well as local runoff.

At Zone 7, SWP water is directly used to meet treated water demands from municipal and industrial customers—primarily wholesale to water retailers and some direct retail customers—and untreated water demands from agricultural customers. It is also used to recharge the local groundwater basin, as discussed in Section 6.2.2, and fill non-local groundwater storage in Kern County.

The following sections describe Zone 7's contract with DWR for SWP water and the types of water Zone 7 receives under this contract.

6.2.1.2.1.1 Contract with DWR

DWR provides water supply from the SWP to 29 SWP contractors, including Zone 7, in exchange for contractor payment of all costs associated with providing that supply. DWR and each of the contractors entered into substantially uniform long-term water supply SWP contracts in the 1960s with 75-year terms. The first set of contracts originally terminated in 2035, and most of the remaining contracts terminated within three years after that. Zone 7's original contract was executed in 1961 and was set to expire in 2036. Over the last few years, there have been several key amendments to the SWP contracts, including reaching an agreement in principle to extend SWP contracts, improve water management tools for SWP contractors, and participation in the Delta Conveyance Project. Details regarding Zone 7's contract with DWR are provided in Zone 7's 2020 UWMP.

6.2.1.2.1.2 Table A Allocation

Each SWP contractor is limited to a maximum annual contract amount as specified in Article 6(c) and Table A of the SWP Contract; this amount is therefore commonly referred to as "Table A." As noted above, Zone 7 first entered into the SWP Contract in November 1961; as the SWP was expanded and as Zone 7 demands increased over the years, Zone 7's Table A amount was increased, reaching the amount of 46,000 AFY in 1997. Since then, Zone 7 has increased its supply from the SWP through a series of five permanent transfers. In December 1999, Zone 7 secured Table A SWP allocations from Lost Hills Water District of 15,000 AFY and Berrenda Mesa Water District of 7,000 AFY. In December 2000, 10,000 AFY of SWP allocation from Belridge Water Storage District was acquired. An additional 2,219 AFY was obtained from the same source in October 2003. Finally, 400 AFY of water was acquired from the Tulare Lake Basin Water Storage District in 2003. Together, these transfers have raised Zone 7's current Table A allocation to 80,619 AFY.

In practice, the actual amount of SWP water available to Zone 7 under the Table A allocation process (presented as percent of Table A) varies from year to year due to hydrologic conditions, water demands of other contractors, existing SWP stored water, SWP facility capacity, and environmental/regulatory requirements. The Table A allocation is typically less than 100 percent of the Table A amount. SWP reliability is defined based on the long-term average Table A allocation. DWR prepares a biennial report to assist SWP contractors and local planners in assessing the availability of supplies from the SWP. DWR issued its most recent update, the Final 2019 State Water Project Delivery Capability Report (2019 DCR)⁹, in August 2020. In this update, DWR provides SWP supply estimates for SWP contractors to use in planning efforts, including the 2020 UWMP. The 2019 DCR includes DWR's estimates of SWP water supply availability under both existing (2020) and future conditions (2040).

⁹ Department of Water Resources, 2020. State Water Project Delivery Capability Report 2019.

https://data.cnra.ca.gov/dataset/state-water-project-delivery-capability-report-dcr-2019/resource/119da5c5-1c47-4142-8896-334628ca61cd?inner_span=True

DWR's estimates of SWP deliveries are based on a computer model that simulates monthly operations of the SWP and Central Valley Project (CVP) systems. Key inputs to the model include system facilities, hydrologic inflows to the system, regulatory and operational constraints on system operations, and contractor demands for SWP water. In conducting its model studies, DWR must make assumptions regarding each of these key inputs.

In the 2019 DCR model for existing (2020) conditions, DWR assumed: existing facilities, hydrologic inflows to the model based on 82 years of historical inflows (1922 through 2003), current regulatory and operational constraints, and contractor demands at maximum Table A amounts. Note that the regulatory and operational constraints include the 2018 Coordinated Operations Agreement (COA) Amendment, 2019 Biological Opinions, and 2020 Incidental Take Permit. The 2018 COA Amendment lays out the terms under which the CVP operates with the SWP. The 2019 Biological Opinions for the Long-Term Operation of the CVP and SWP reflect the federal government's (U.S. Fish and Wildlife Service's) opinion as to whether or not the operation of the CVP and SWP is likely to jeopardize the continued existence of threatened and endangered species or result in the destruction or adverse modification of critical habitat. Finally, the 2020 Incidental Take Permit is a requirement for the SWP's California Endangered Species Act compliance with regards to state-protected longfin smelt and state- and federally-protected delta smelt, winter-run Chinook, and spring-run Chinook.

To evaluate SWP supply availability under future conditions, the 2019 DCR included a model study representing hydrologic and sea level rise conditions at 2040. The future condition study used all of the same model assumptions as the study under existing conditions but reflected changes expected to occur from climate change, specifically, projected temperature and precipitation changes centered around 2035 (2020 to 2049) and a 45 cm sea level rise.

For Zone 7's Table A supply, the 2019 DCR's existing condition was assumed to represent 2020 (59 percent of Table A reliability, 47,600 AFY)¹⁰, and the future condition (54 percent of Table A reliability, 43,500 AFY)¹⁰ was applied to 2040; the years in between were interpolated between these two bookends¹¹. Note that the effect of the proposed Delta Conveyance Project on SWP water supply yield is still being analyzed and has not been included.

As a SWP contractor, Zone 7 has the option to store unused Table A water from one year to the next in the SWP's San Luis Reservoir, when there is storage capacity available. This "carryover" water is also called Article 12e or 56c water, in reference to the relevant contract terms. Article 12e water must be taken by March 31 of the following year, but Article 56c water may remain as carryover as long as San Luis Reservoir storage is available. The analysis in Zone 7's UWMP assumes Zone 7 carries over 10,000 AF of water each year on average.

6.2.1.2.1.3 Article 21 Water (Interruptible or Surplus Water)

Under Article 21 of Zone 7's SWP contract, Zone 7 also has access to excess water supply from the SWP that is available only if: 1) it does not interfere with SWP operations or Table A allocations, 2) excess water is available in the Delta, and 3) it will not be stored in the SWP system. As described in the 2019 DCR, Article 21 water deliveries are highly variable. This water becomes available during short time windows in

¹⁰ Existing condition: Table A-4 of the Technical Addendum to the 2019 DCR. Future condition: Table B-6.

¹¹ For comparison, the Zone 7's 2015 UWMP assumed 62 percent of Table A reliability (50,000 AFY). The 2019 WSE Update assumed 49 percent of Table A reliability (39,500 AF). Table A allocations over the last ten years have ranged between 5 percent and 85 percent, with an average of 48 percent.

the wet season when there is excess water in the system (due to storms) that DWR cannot store in San Luis Reservoir. When Article 21 water becomes available, SWP contractors can request delivery, and the available water is distributed generally in proportion to the Table A contract amounts of those contractors requesting delivery. Delivery of Article 21 water requires accessible storage during very wet conditions and/or the ability to use the water directly without impacting Table A deliveries to Zone 7. Historically, these conditions have been difficult to meet for Zone 7 and have resulted in infrequent and low yields. Therefore, Zone 7 is not assuming any water supply yield from Article 21 at this time. As Zone 7 increases its local storage and ability to capture Article 21 water (e.g., via the Chain of Lakes project), Zone 7 will re-evaluate the potential increase in Article 21 yield.

6.2.1.2.1.4 Article 56d Water (Turnback Pool Water)

Article 56d is a contract provision that allows SWP contractors with unused Table A water to sell that water to other SWP contractors via a “turnback pool” administered by DWR on an annual basis. Historically, only a few SWP contractors have been able to make turnback pool water available for purchase, particularly in normal or dry years.

With the enhanced ability to directly transfer or exchange SWP water from one SWP contractor to another under the Water Management Tools contract amendment, it is expected that there will not be much water available under Article 56d in the future. Zone 7 is therefore assuming no supplies are available from this source under normal conditions.

6.2.1.2.1.5 Yuba Accord

In 2008, Zone 7 entered into a contract with DWR to purchase additional water under the Lower Yuba River Accord (Yuba Accord). The original contract expires in 2025, and several amendments have been made to the original agreement over the years, including a new pricing agreement executed in 2020.

There are four different types (“Components”) of Yuba Accord water made available as a water purchase or transfer; Zone 7 has the option to purchase Components 1, 2, and 3 water during drought conditions, and Component 4 water when the Yuba County Water Agency has determined that it has water supply available to sell.

Water is primarily available during dry years under the Yuba Accord, and the amount is highly variable: 400 AF in 2014, approximately 300 AF in 2015, and 3,000 AF in 2020. For planning purposes, Zone 7 currently does not assume any water supply yield specifically from the Yuba Accord, although water transfers obtained by Zone 7 (see Section 6.2.7) could potentially include supplies from the Yuba Accord.

6.2.1.2.2 Local Surface Water Runoff

Zone 7, along with ACWD, has a water right (Permit 11319 [Application 17002]) to divert flows from Arroyo Valle. Runoff from the Arroyo Valle watershed above Lake Del Valle is stored in the lake, which is managed by DWR as part of the SWP. Lake Del Valle also stores imported surface water deliveries from the SWP and serves both a flood control function, as well as a recreational one. In late fall, DWR typically lowers lake levels in anticipation of runoff from winter storm events. Water supply in Lake Del Valle is made available to Zone 7 via the SBA through operating agreements with DWR. Inflows to Lake Del Valle, after accounting for permit conditions, are equally divided between ACWD and Zone 7 under their respective permits.

Zone 7's latest modeling forecasts future average yields from Arroyo Valle to Zone 7 at approximately 5,500 AFY, using historical hydrology adjusted for climate change impacts. Previous planning documents, including Zone 7's 2015 UWMP, assumed an average yield of 7,300 AFY, and the ten-year calendar year average (2011-2020) has been 3,500 AFY; local climate change effects on the watershed—specifically a net average reduction in precipitation—are expected to reduce the yield over time. Construction of the Chain of Lakes Arroyo Valle diversion structure and pipeline will allow Zone 7 to capture more of the storm releases from Lake Del Valle and likely increase the yield from this water supply in the future. The conservative average yield estimate of 5,500 AFY is consistent with the 2019 WSE Update; it will be re-evaluated as more climate change downscaled information is developed and as the Chain of Lakes projects progress.

6.2.1.2.3 Local Storage

Zone 7 has two existing local storage options: Lake Del Valle and the Main Basin. Lake Del Valle stores both runoff from the Arroyo Valle watershed and imported surface water deliveries from the SWP. Zone 7 can store up to about 7,500 AF of its share of Arroyo Valle runoff in the lake; runoff collected in any given year is required to be delivered to Zone 7 by the end of the following year. The Main Basin is used conjunctively and is artificially recharged with SWP water. Zone 7 relies on the operational storage capacity of 126,000 AF in the Main Basin. Section 6.2.2.1 provides additional information on the Main Basin.

6.2.1.2.4 Non-Local Storage

In addition to local storage, Zone 7 also participates in the two non-local (also called “out-of-basin”) groundwater banking programs described below; both banks are located in Kern County. Note that while these banking programs provide a water source during drought years, they represent water previously stored from Zone 7's surface water supplies during wet years. Therefore, they do not have a net contribution to Zone 7's water supply over the long-term and in fact result in some operational losses as described below. While the out-of-basin groundwater banks significantly enhance system reliability, this banked water supply requires Banks Pumping Plant in the Delta and the SBA to be operational; low SWP Table A allocations (and generally low levels of water movement in the SWP system) can limit the delivery of these banked supplies via exchange. Figure 6-1 shows the historical operation of the Kern County banks—note the successful use of the groundwater banks to augment water supplies during the recent drought, and the recovery in the following years.

Point of Delivery Agreements with DWR and Kern County Water Agency, a SWP contractor, allow Zone 7 to store SWP water in and recover water from Semitropic Water Storage District (Semitropic) and Cawelo Water District (Cawelo). Semitropic and Cawelo are member units of Kern County Water Agency, which manages water deliveries to these agencies. Zone 7 has been storing water in the water banks operated by Semitropic since 1998 and by Cawelo since 2006. In November 2020, the Zone 7 Board of Directors (Zone 7 Board) authorized the execution of amendments to existing Point of Delivery Agreements that would extend water delivery terms for storage in Semitropic and Cawelo through 2030 and recovery of banked water through 2035.

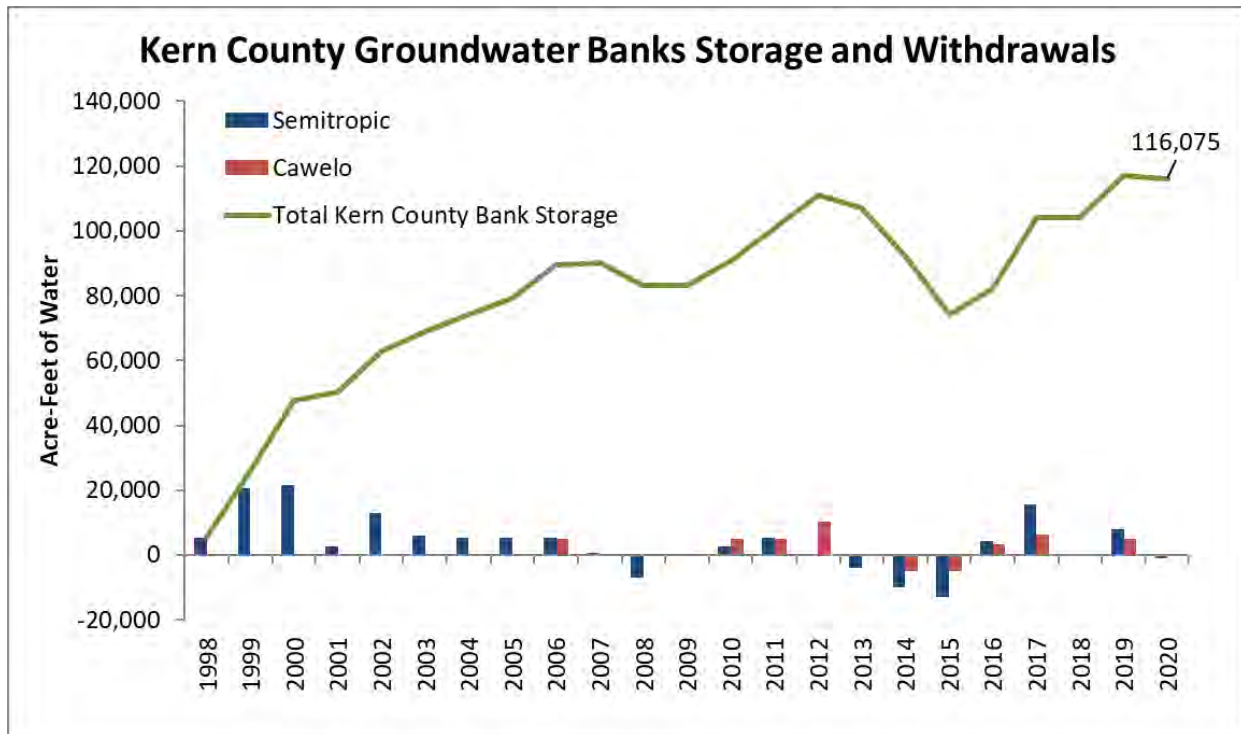


Figure 6-1. Kern County Groundwater Banks Operations

6.2.1.2.4.1 Semitropic Water Storage District

Zone 7 originally acquired a storage capacity of 65,000 AF in the Semitropic groundwater banking program in 1998. Subsequently, Zone 7 agreed to participate in Semitropic’s Stored Water Recovery Unit, which increased pumpback capacity and allowed Zone 7 to contractually store an additional 13,000 AF. Zone 7 currently has a total of 78,000 AF of groundwater banking storage capacity available to augment water supplies during drought and emergency conditions and as needed. Zone 7 can store up to 5,883 AFY in the Semitropic groundwater bank. Note that a 10 percent loss is associated with water stored in Semitropic.

Under the contract terms, Zone 7 can request up to 9,100 AF of pumpback and up to 8,645 AF of exchange water. Pumpback is water that is pumped out of the Semitropic aquifer and into the SWP system. Exchange water is water that is transferred between Zone 7 and Semitropic by adjusting the amounts of Table A water delivered to Zone 7 and Semitropic; the availability of this type of water depends on the SWP allocation. During the recent drought, Zone 7 was able to recover 9,900 AF in 2014 and about 12,800 AF in 2015. Zone 7 has largely been storing water in Semitropic over the past few years but did recover 324 AF in 2016 and 1,000 AF in 2020.

6.2.1.2.4.2 Cawelo Water District

Similar to the arrangements with Semitropic, Zone 7 has 120,000 AF of groundwater banking storage capacity available with Cawelo, as executed in a 2006 agreement. Zone 7 can store up to 5,000 AFY in the bank and can request up to 10,000 AFY of pumpback (or SWP exchange water) from Cawelo. During the recent drought, Zone 7 was able to recover 10,000 AF, delivered evenly over 2014 and 2015. Most of this water was used directly, while the rest was stored in San Luis Reservoir for use the following year. Zone 7 only accumulates 50 percent of the water sent to storage in Cawelo; the other 50 percent goes towards water loss and compensation to Cawelo.

6.2.2 Groundwater

This section describes the Livermore Valley Groundwater Basin and Zone 7's Groundwater Management Plan¹², which is used to manage the basin. Each year, Zone 7 prepares an Annual Report for the Groundwater Management Program. A copy of the Executive Summary of the 2019 Water Year Annual Report is provided in Appendix H.

The City owns and operates three active groundwater wells in the Main Basin, which is a portion of the Livermore Valley Groundwater Basin. The City's groundwater resource is described below.

6.2.2.1 Groundwater Basin Description

Zone 7 has managed local surface water and groundwater resources for beneficial uses in the Livermore Valley Groundwater Basin (Basin) for more than 50 years. Consistent with its management responsibilities, duties, and powers, Zone 7 is designated in the 2014 Sustainable Groundwater Management Act (SGMA) as the exclusive Groundwater Sustainability Agency (GSA) within its jurisdictional boundaries.

As defined in DWR Bulletin 118 Update 2003 (California's Groundwater), the Basin (DWR Basin 2-10, shown on Figure 6-2) covers 69,600 acres (109 square miles), extending from the Pleasanton Ridge east to the Altamont Hills and from the Livermore Uplands north to the Tassajara Uplands. The Basin is not adjudicated, and DWR has identified it as medium priority; Basin 2-10 is not identified as either in overdraft or expected to be in overdraft. Surface drainage features include Arroyo Valle, Arroyo Mocho, and Arroyo Las Positas as principal streams, with Alamo Creek, South San Ramon Creek and Tassajara Creek as minor streams. All streams converge on the west side of the basin to form Arroyo de la Laguna, which flows south and joins Alameda Creek in Sunol Valley and ultimately drains to the San Francisco Bay. Some geologic structures restrict the lateral movement of groundwater, but the general groundwater gradient is from east to west, towards Arroyo de la Laguna, and from north to south along South San Ramon Creek and Arroyo de la Laguna.

The entire floor of the Livermore Valley and portions of the upland areas on all sides of the valley overlie groundwater-bearing materials. The materials are mostly continental deposits from alluvial fans, outwash plains, and lakes. They include valley-fill materials, the Livermore Formation, and the Tassajara Formation. Under most conditions, the valley-fill and Livermore Formation yield adequate to large quantities of groundwater to all types of wells, with the larger supply wells being in the Main Basin. The Main Basin is composed of the Castle, Bernal, Amador, and Mocho II sub-basins, with an estimated total storage capacity of 254,000 AF.

¹² Jones & Stokes, 2005. Groundwater Management Plan for Livermore-Amador Valley Groundwater Basin.
<http://www.zone7water.com/index.php/36-public/content/79-groundwater-management-plan>

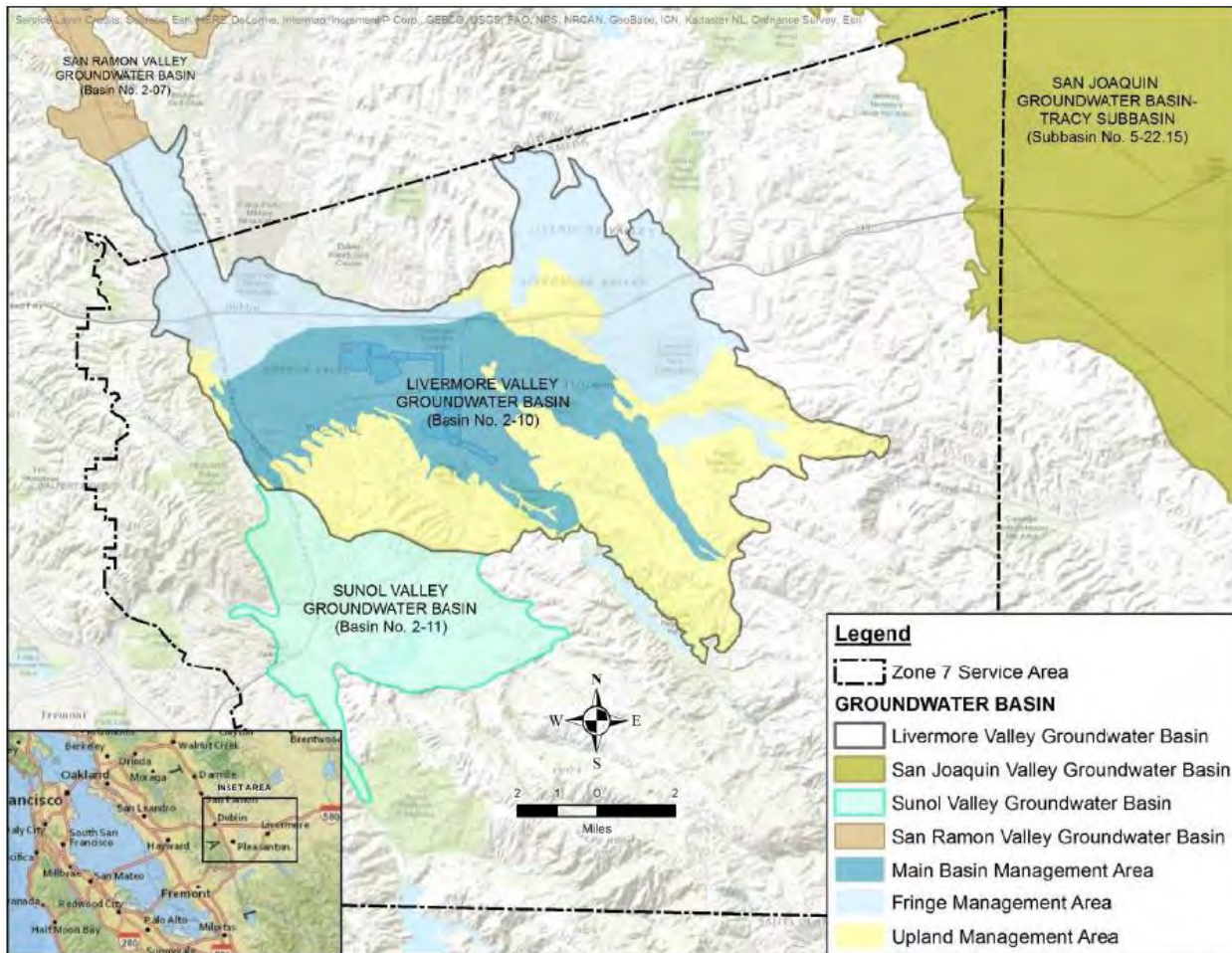


Figure 6-2. Livermore Valley Groundwater Basin and Subbasins

6.2.2.2 Groundwater Management

Zone 7’s GMP documented all of Zone 7’s then-current groundwater management policies and programs and was developed to satisfy the requirements set forth in the California Groundwater Management Planning Act (Water Code Sections 10750, *et seq.*). More recently, a Salt and Nutrient Management Plan has been incorporated into the GMP. Zone 7 prepares annual reports that summarize the results of the groundwater monitoring, evaluation, and management efforts by water year; the most recent version of the annual report is for the 2019 water year (October 1, 2018 through September 30, 2019). In addition to the annual reports completed over the years, Zone 7 completed the Alternative Groundwater Sustainability Plan for the Livermore Valley Groundwater Basin (Alternative GSP) in 2016 as required under SGMA.

For Zone 7’s operations, the Main Basin is considered a storage facility and not a long-term water supply, because Zone 7 does not have access to naturally recharged water (“sustainable yield”). Zone 7 only pumps groundwater that has been artificially recharged with surface water supplies. As part of this conjunctive use program, Zone 7’s policy is to maintain groundwater levels above historic lows in the Main Basin to minimize the risk of inducing land subsidence. Currently, this is accomplished by releasing SWP water to the arroyos for percolation and replenishment of the aquifers and by managing pumping activities.

Zone 7 established historic lows based on the lowest measured groundwater elevations in various wells in the Main Basin. The difference between water surface elevations when the Main Basin is full and water surface elevations when the Main Basin is at historic lows defines Zone 7’s operational storage. Of the estimated total storage capacity of 254,000 AF, operational storage is about 126,000 AF based on Zone 7’s experience operating the Main Basin, with the remaining 128,000 AF considered emergency reserve storage.

6.2.2.2.1 Groundwater Level Monitoring and Storage Estimates

Zone 7 routinely monitors groundwater levels within the Main Basin. Some of the data collected is submitted to DWR under the California Statewide Groundwater Elevation Monitoring (CASGEM) program. All the data is reflected in the annual reporting on the Groundwater Management Program.

Two independent methods are used to estimate groundwater storage: 1) Hydrologic Inventory, and 2) Nodal Groundwater Elevation. The Hydrologic Inventory method computes storage change each quarter from basin supply and demand data; this method can also be used to forecast future water storage conditions. The Nodal Groundwater Elevation method computes storage from hundreds of water level measurements. Zone 7 continues to refine the calculation methods; the average of the two results is generally used as the estimate of total groundwater storage volume.

Figure 6-3 depicts Main Basin storage levels calculated using the average of these two methods in thousand acre-feet (TAF). Note the declines in storage due to drought, particularly between 1987 and 1992 and more recently between 2012 and 2015. Stored groundwater at the end of the 2020 water year (October 1, 2019 through September 30, 2020) was approximately 240,000 AF, with 112,000 AF of groundwater available as operational storage.

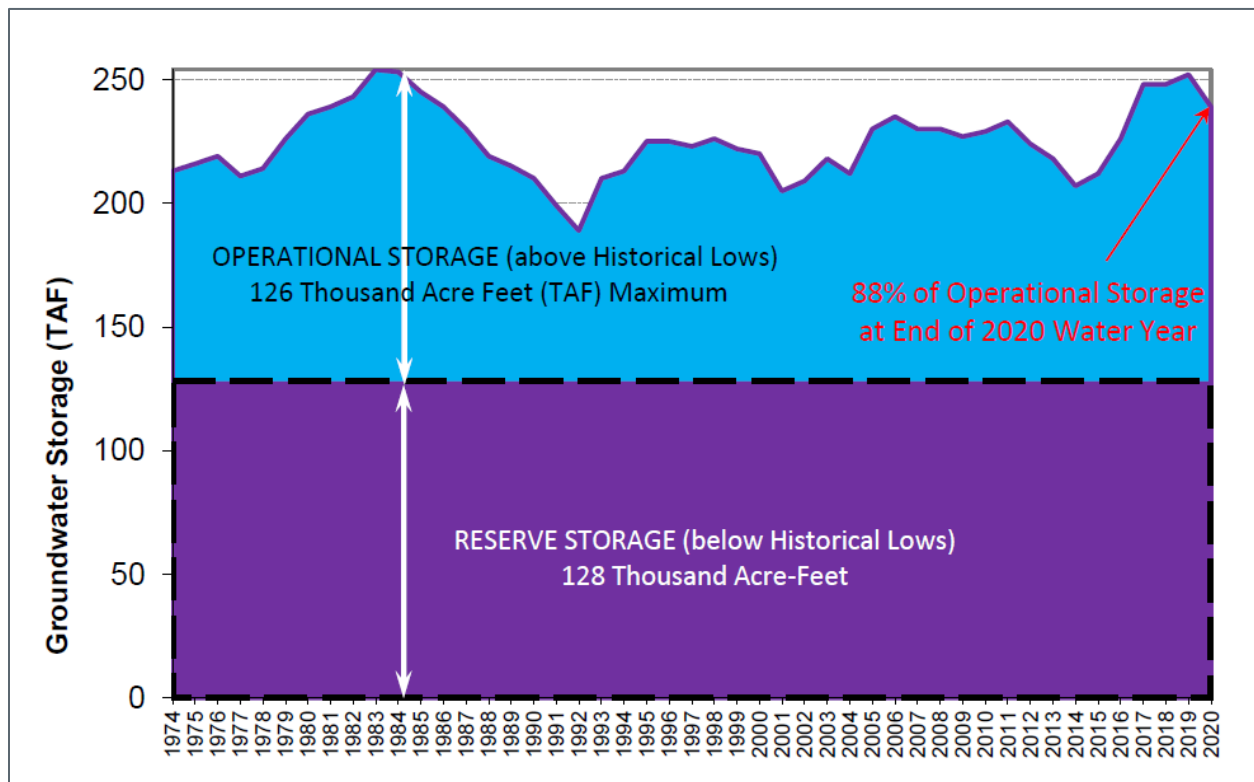


Figure 6-3. Main Basin Groundwater Storage

6.2.2.2.2 Current Sustainable Yield and Groundwater Pumping Quotas

Long-term natural sustainable yield is contractually defined as the average amount of groundwater annually replenished by natural recharge in the Main Basin—through percolation of rainfall, natural stream flow, and irrigation waters, and inflow of subsurface waters—and which can therefore be pumped without lowering the long-term average groundwater volume in storage. In contrast, “artificial recharge” is the aquifer replenishment that occurs from artificially induced or enhanced stream flow. With artificial recharge, more groundwater can be sustainably extracted from the Main Basin each year. Zone 7 only uses groundwater that has been artificially recharged by Zone 7.

The natural sustainable yield of the Main Basin has been determined to be about 13,400 AFY, which is about 11 percent of the operational storage. This long-term natural sustainable yield is based on over a century of hydrologic records and projections of future recharge conditions.

Each Zone 7 retailer has an established GPQ, formerly referred to as the “Independent Quota” in the original Municipal and Industrial water supply contract between Zone 7 and each retailer. GPQs are 3,069 AFY for Cal Water, 645 AFY for DSRSD, and 3,500 AFY for the City. The City and Cal Water pump their own GPQ, while Zone 7 pumps DSRSD’s GPQ. Livermore has not had any groundwater pumping capability for many years and has therefore not been using their GPQ. Averages are maintained by allowance of “carryover”—limited to 20 percent of the GPQ (i.e., 700 AFY for the City)—when less than the GPQ is used in a given year. A retailer must pay a “recharge fee” for all groundwater pumped exceeding their GPQ and any carryover. This practice helps avoid a repeat of historical over-drafting of the basin by the larger municipal users. The fee covers the cost of importing and recharging additional water into the Main Basin. The balance of the natural sustainable yield is pumped for other municipal, agricultural, and gravel mining uses.

Zone 7’s groundwater extraction for its treated water system does not use the natural sustainable yield from the Main Basin; instead, Zone 7 pumps only water that has been recharged as part of its artificial recharge program using its available surface water supplies. During high demand periods, groundwater is used to supplement surface water supply delivered via the SBA. Groundwater is also used when the SBA is out of service due to maintenance and improvements or when Zone 7’s surface water treatment plants are operating under reduced capacity due to construction, repairs, etc. Finally, Zone 7 taps into its stored groundwater under emergency or drought conditions, when there may be insufficient surface water supply available.

Zone 7 also pumps groundwater out of the Main Basin during normal water years to help reduce the salt loading in the Main Basin in accordance with the Salt Management Plan. The Mocho Groundwater Demineralization Plant (MGDP) has been in operation since 2009 to achieve additional salt removal. During emergency or drought conditions, MGDP operations may be reduced to maximize available water supply and avoid water loss due to brine disposal from the MGDP.

On average, Zone 7 plans to recharge about 9,200 AFY in the future, which means that Zone 7 can pump an equivalent 9,200 AFY from the Main Basin on average.

6.2.2.2.3 Artificial Recharge and Groundwater Extraction by Zone 7

Before the construction of the SWP in the early 1960s, groundwater was the sole water source for the Livermore-Amador Valley. This resource has gone through several periods of extended withdrawal and subsequent recovery. The Main Basin was over drafted in the 1960s when approximately 110,000 AF of groundwater was extracted. The Main Basin was allowed to recover from 1962 to 1983. It was during this era that Zone 7 first conducted a program of groundwater replenishment by recharging imported surface

water via its streams or arroyos (“in-stream recharge” or “artificial recharge”) for storage in the Main Basin, began supplying treated surface water to customers to augment groundwater supplies, and regulating municipal pumping by other users.

Figure 6-4 shows Zone 7’s total annual artificial recharge amounts, pumping amounts, and their cumulative net impacts to operational storage from the 1974 water year to the 2020 water year. Zone 7’s operational policy is to maintain the balance between the combination of natural and artificial recharge and withdrawal or pumping to maintain groundwater levels above the emergency reserve storage. Zone 7 has generally been able to pump as much groundwater as it has needed to over the last five years; however, during the recent drought, decreases in groundwater elevation did noticeably affect the production of certain wells. Zone 7 is continuing to study the groundwater basin and developing new tools (such as an improved groundwater model) to better understand the levels of groundwater extraction possible under various conditions and contributing factors such as groundwater connectivity, spatial distribution of groundwater in the Main Basin, and others.

Since 1974, Zone 7 has artificially recharged over 67,000 AF more water than it has pumped, helping to offset demands and keeping the Main Basin’s groundwater levels above the historical lows. Between 1974 and 2007 Zone 7 had artificially recharged approximately 70,000 AF more than it had pumped during that same time; however, since 2007, Zone 7 has artificially recharged about 3,000 AF less than it has pumped, primarily due to construction work on the SBA, recent drought conditions, and lower-than-average SWP allocations over that same time period. Overall net groundwater storage remains significantly above historical lows, as shown on Figure 6-3.

Zone 7 plans to augment its current groundwater in-stream recharge capacity with off-stream recharge using the future Chain of Lakes.

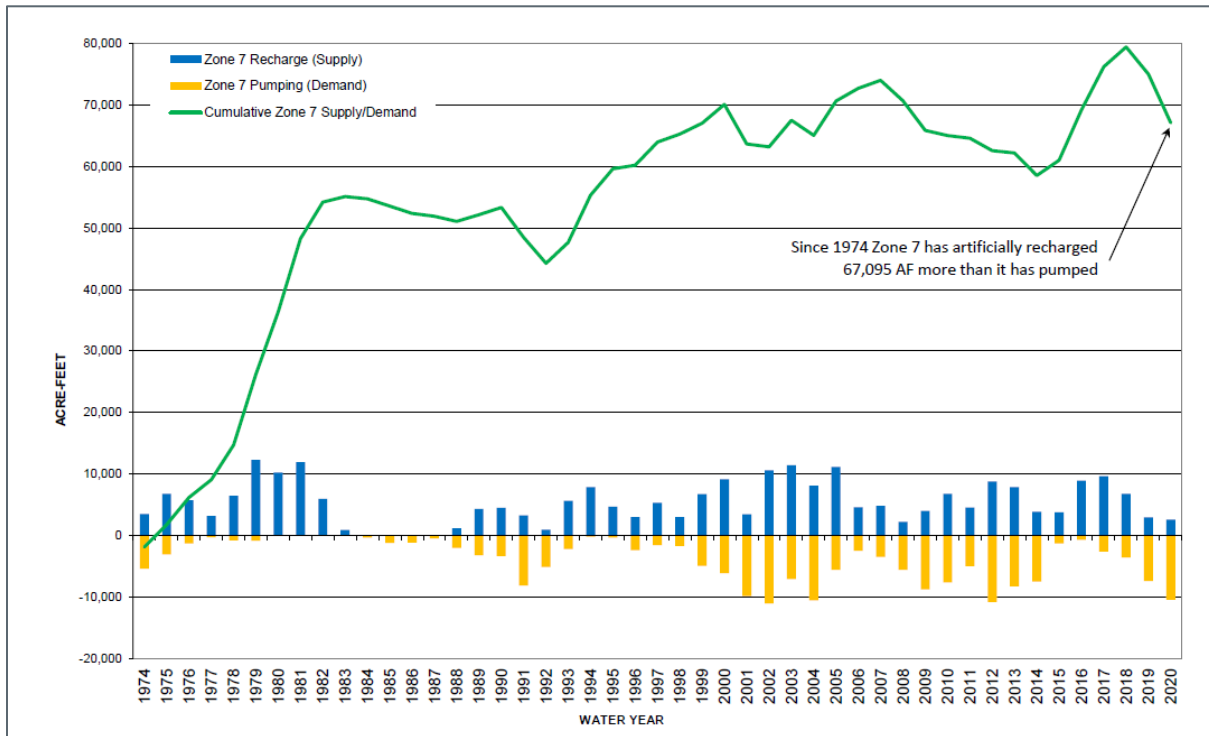


Figure 6-4. Artificial Recharge, Pumping, and Net Cumulative Impacts to Operational Storage

6.2.2.2.4 Groundwater Quality Monitoring and Protection

In general, the Main Basin contains good-quality groundwater that meets all state and federal drinking water standards; groundwater is chloraminated to match the disinfectant residual in the transmission system. Zone 7 has several groundwater wells with naturally-occurring hexavalent chromium (Cr(VI)) concentrations near the Maximum Contaminant Level (MCL) and polyfluoroalkyl substances (PFAS) above the notification limit. In response, Zone 7 is actively managing flows from the affected wells. For example, Cr(VI) levels at the Stoneridge well is being managed through system blending and/or blending with other wells. Also, the PFAS levels in the Mocho 2 well currently require blending with the other wells in that wellfield and/or being sent through the MGDP. These conditions are being monitored and may change in the future.

Over the last few decades, there has been a slow degradation of groundwater quality as evidenced by rising total dissolved solids (TDS) and hardness levels. To address this problem, Zone 7 developed a Salt Management Plan¹³ (SMP), which was approved by the Regional Water Quality Control Board (RWQCB) in 2004, satisfying a condition of the Master Water Recycling Permit. The SMP was incorporated into Zone 7’s GMP in 2005. Salinity levels are being addressed primarily through groundwater pumping and demineralization¹⁴. Zone 7 completed construction of the 6.1-MGD MGDP in 2009 in the Mocho wellfield. The facility simultaneously allows for the removal and export of concentrated minerals or salts from the Main Basin and the delivery of treated water with reduced TDS and hardness levels to Zone 7’s customers. Table 6-1 lists the average TDS and hardness for each year from 2016 through 2020.

Year	Total Dissolved Solids (TDS), mg/L	Hardness, mg/L
2016	685	416
2017	673	395
2018	673	409
2019	687	417
2020	683	433

Zone 7 implements a wastewater and recycled water monitoring program as part of the GMP. In the 2020 water year, about 14 percent (1,036 AF) of the recycled water produced in the Tri-Valley area was applied to landscapes over the Main Basin; the remainder was applied on areas outside of the Main Basin, primarily on areas overlying the Dublin and Camp fringe basins and the Tassajara uplands. There is also a small amount of untreated wastewater (681 AF in the 2020 water year) that is discharged to the Main Basin as leachate from wastewater treatment ponds located in southern Livermore, from onsite domestic wastewater systems (septic systems), and from leaking wastewater and recycled water pipelines that run throughout the Basin.

¹³ Zone 7 Water Agency, 2004. Salt Management Plan. <http://www.zone7water.com/publications-reports/reports-planning-documents/158-salt-management-plan-2004>

¹⁴ The brine concentrate resulting from the treatment system is exported to the San Francisco Bay via a regional wastewater export pipeline.

Nitrates and salinity have historically been the primary water quality constituents-of-concern in wastewater and recycled water, but nitrates have become less of a concern since 1995, when the LWRP and DSRSD's RWTF, two wastewater treatment facilities in the area feeding into recycled water facilities, reduced nitrates in their effluent. Salinity is addressed by the SMP, as discussed above. In 2015, Zone 7 completed a Nutrient Management Plan (NMP)¹⁵, which provides an assessment of the existing and future groundwater nutrient concentrations relative to the current and planned expansion of recycled water projects and future development in the Livermore Valley. The NMP also presents planned actions for addressing positive nutrient loads and high groundwater nitrate concentrations in localized Areas of Concern where the use of septic systems is the predominant method for sewage disposal. The NMP was prepared as a supplement to the SMP; together, they are a Salt and Nutrient Management Plan, which has been incorporated into the GMP and Alternative GSP.

Under the Toxic Sites Surveillance Program, Zone 7 documents and tracks polluted sites across the groundwater basin that pose a potential threat to drinking water and interfaces with lead agencies to ensure that the Main Basin is protected. Information is gathered from state, county, and local agencies, as well as from Zone 7's well permitting program and the SWRCB's GeoTracker website and compiled in a GIS database. In general, there are two types of spills potentially threatening the Livermore Valley Groundwater Basin: petroleum-based fuel products and industrial chemical contaminants. In the 2020 water year, Zone 7 tracked the progress of 56 active sites where contamination has been detected in groundwater or is threatening groundwater. More details on the affected sites and their remediation can be found in the annual report.¹⁶

6.2.2.2.5 Land Surface Elevation Monitoring Program

Previously, Zone 7's Land Surface Elevation Monitoring Program involved contracting with a licensed land surveyor to measure land surface elevations within the Main Basin boundary twice per year. The program included a network of approximately 40 elevation benchmarks encompassing Zone 7's production wellfields and spanning the Bernal and Amador Subareas within the Main Basin.

In the 2016 water year, Zone 7 contracted with TRE Altamira (TRE) to evaluate Interferometric Synthetic Aperture Radar (InSAR) as an alternative to land surveying for subsidence monitoring. TRE analyzed InSAR data from three different satellites over a 24-year period (from 1992 to 2016) which included approximately 120 satellite images with between 415 and 1,202 measuring points per square mile. Each measuring point contains a deformation time series, including cumulative displacement, average deformation rate, acceleration, and seasonal amplitude. The study results correlated well with topographic surface measurements taken by land surveys within the same time period. An added benefit of the InSAR dataset was that it included a larger area (i.e., the entire Main Basin) than the land surveying.

Starting in the 2019 water year, Zone 7 retired the land surveying program and transitioned to InSAR for monitoring land subsidence. In general, observed land surface elevation changes between September 2018

¹⁵ Zone 7 Water Agency, 2015. Nutrient Management Plan – Livermore Valley Groundwater Basin.

http://www.zone7water.com/images/pdf_docs/groundwater/nmp-2015_final.pdf

¹⁶ Zone 7 Water Agency, 2020. Annual Report for the Sustainable Groundwater Management Program, 2019 Water Year (October 2018-2019), Livermore Valley Groundwater Basin.

<https://www.zone7water.com/36-public/content/76-groundwater-management-program-annual-report>

to September 2019 near Zone 7’s municipal wells were within the range Zone 7 considers to be “elastic deformation” (i.e., rebound to their original location when groundwater levels return to previous levels).

6.2.2.3 Historical and Projected Groundwater Use

As described above, the City has a GPQ of 3,500 AFY in the Main Basin. Historical groundwater pumpage from 2016 through 2020 is shown in Table 6-2. The City expects to pump 3,500 AFY on average in the future.

Table 6-2. Groundwater Volume Pumped (DWR Table 6-1 Retail)

<input type="checkbox"/>	Supplier does not pump groundwater. The supplier will not complete the table below.					
<input type="checkbox"/>	All or part of the groundwater described below is desalinated.					
Groundwater Type <i>Drop Down List</i> <i>May use each category multiple times</i>	Location or Basin Name	2016*	2017*	2018*	2019*	2020*
Alluvial Basin	Livermore Valley Groundwater Basin	3,426	4,541	3,499	3,549	3,027
TOTAL		3,426	4,541	3,499	3,549	3,027
* Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.						
NOTES: Volumes are in AF.						

6.2.3 Surface Water

As described in Section 6.2.1, the City receives treated surface water from Zone 7, whose supplies include imported surface water from the SWP and local surface water captured in the Del Valle Reservoir.

6.2.4 Stormwater

Stormwater can be beneficially reused as a water supply source to meet local water supply demands. Beneficial reuses include blending with other water supplies for groundwater recharge, redirecting it into constructed wetlands or landscaping, and diverting it to a treatment facility for subsequent reuse. Currently, the City does not implement any stormwater recovery systems.

6.2.5 Wastewater and Recycled Water

DSRSD is responsible for treating and discharging treated wastewater for the Cities of Dublin, South San Ramon, and the City. In addition, DSRSD owns and operates a water recycling plant at the RWTF and participates with EBMUD in a joint powers authority (DSRSD-EBMUD Recycled Water Authority, or DERWA) that operates the San Ramon Valley Recycled Water Program (SRVRWP). The SRVRWP provides recycled water that meets Title 22 disinfected tertiary recycled water requirements to landscape irrigation customers of DSRSD and EBMUD (including the City of San Ramon, City of Dublin, Dougherty Valley, Town of Danville, and Town of Blackhawk areas of Alameda and Contra Costa counties). The City began using recycled water from DERWA facilities in 2014 and will continue to expand use in the future.

Wastewater produced from the City's Ruby Hills housing development is sent to the LWRP. The City receives recycled water from Livermore for landscape irrigation servicing new development in the eastern portion of the City, referred to as the Staples Ranch region, which terminates at El Charro Road.

6.2.5.1 Recycled Water Coordination

In the early 1990s, DSRSD, Livermore, and Zone 7 undertook a Tri-Valley recycled water study and conducted a series of public workshops as a part of that process. As a result of that effort, the SWRCB issued a Master Water Recycling Permit (Order No. 93-159) to the three agencies in December 1993. The permit established the requirements for recycled water irrigation, groundwater recharge, and other Title 22-approved projects.

Zone 7 reviews DSRSD's recycled water plans from two perspectives—water supply management and groundwater protection. Recycled water is tertiary treated wastewater and is a very reliable supply; however, the use of recycled water was discouraged in the past due to the potential of salt buildup in the Main Basin. Developed in 2004, Zone 7's SMP identified demineralization with export of the brine stream as the best means of mitigating salt loading in the Main Basin. The SWRCB's 2009 Recycled Water Policy required the development of a Nutrient Management Plan, which Zone 7 completed in 2015. Zone 7 has incorporated a Salt and Nutrient Management Plan into the Groundwater Management Plan originally developed in September 2005.

The City does not produce recycled water. It purchases tertiary, disinfected recycled water produced at DSRSD's RWTF and the LWRP. These two recycled water sources are described below.

6.2.5.1.1 DSRSD-EBMUD Recycled Water Authority (DERWA)

Currently, wastewater from Dublin, the City, and the southern portion of San Ramon are treated at DSRSD's RWTF. A portion of the secondary effluent is routed to DSRSD's water recycling plant for tertiary treatment and distribution through DERWA facilities. DSRSD coordinates with the planning departments in the cities of Dublin and San Ramon, Alameda and Contra Costa counties, and the U.S. Army Reserve to ensure that recycled water is used where it is available. DSRSD and EBMUD work together to manage recycled water supply demands.

The City and DSRSD each own 8.5 million gallons per day (MGD) of secondary treatment capacity at the DSRSD RWTF. The City maintains the first right to use the secondary effluent produced from wastewater originating from the City's wastewater collection system for recycling. DSRSD maintains the first right to use secondary effluent produced from the DSRSD collection system for recycling. According to the 2003 DERWA Water Sales Agreement, all recycled water produced by DSRSD is delivered to DERWA for subsequent wheeling to the EBMUD and DSRSD water service areas. DSRSD's tertiary treatment capacity is 16.2 MGD. Recycled water is delivered by DERWA on a first come first serve basis.

DSRSD monitors recycled water uses and files reports with the SWRCB Division of Drinking Water and the San Francisco Bay RWQCB, in conformance with DSRSD's General Water Reuse Order No. WQ 2016-0068-DDW (General Order 2016).

The DERWA recycled water system has three components owned by three different agencies:

- DERWA owns the Pump Stations R1 (at the RWTF), R200B, and R200A, as well as Reservoirs R100 and R200.

- EBMUD owns and operates the recycled water distribution pipeline system contained within its service area and will have two pump stations and a reservoir (future facilities).
- DSRSD owns and operates the recycled water treatment facilities at its wastewater treatment plant that treat wastewater from Dublin, South San Ramon and the City, and the recycled water distribution pipeline system within its service area, along with three pump stations, R300A, R300B, and R20, and two reservoirs, R20 and R300.

The City connects to the DERWA system near the corner of the DSRSD Dedicated Land Disposal site, adjacent to Stoneridge Drive near the DSRSD RWTF.

6.2.5.1.2 Livermore Water Reclamation Plant

The LWRP can produce up to 6.0 MGD, or approximately 18 AF per day of recycled water. In 2020, the LWRP produced approximately 2,470 AF of recycled water, with 2,180 AF used within the Livermore Municipal Service Area.

6.2.5.2 Wastewater Collection, Treatment, and Disposal

DSRSD's RWTF and the LWRP both provide wastewater collection and treatment services for the City's service area. Treated wastewater from both facilities are sent through the Livermore Amador Valley Water Management Agency (LAVWMA) pipeline for ultimate disposal by the East Bay Dischargers Authority (EBDA) in the San Francisco Bay.

The wastewater collection and treatment systems at DSRSD's RWTF and the LWRP are described below.

6.2.5.2.1 DSRSD's Regional Wastewater Treatment Facility (RWTF)

DSRSD owns and operates the RWTF, which treats wastewater from Dublin, South San Ramon, and the City. The RWTF includes conventional secondary treatment facilities, as well as tertiary and advanced recycled water treatment facilities. Conventional secondary wastewater treatment facilities include primary sedimentation, activated sludge secondary treatment, secondary sedimentation, chlorine disinfection, and effluent pumping. The secondary treatment facilities currently have an ADWF capacity of 17.0 MGD. At projected buildout, the secondary facilities will have an ADWF capacity of 20.7 MGD; 10.4 MGD of this influent is projected to originate from the DSRSD service area. The remaining 10.3 MGD of influent is projected to originate from the City. DSRSD treats City influent by contract.

At DSRSD's RWTF, a portion of the secondary effluent is treated further to produce Title 22 disinfected tertiary recycled water. During the dry season when recycled water demands are high, recycled water is produced using sand filtration and ultraviolet disinfection facilities (SFUV), which have a treatment capacity of 16.2 MGD.

DSRSD's RWTF also includes microfiltration and ultraviolet disinfection facilities (MFUV) with a treatment capacity of 3.0 MGD. These facilities currently act as backup facilities for the SFUV facilities and are used during times of low and high demands. The SFUV facilities have less flexible startup and shutdown requirements, whereas the MFUV facilities have a wide turndown range; therefore, they are used during low flow periods. During high demand periods, the SFUV facilities are used, with the MFUV facilities serving as backup when units in the SFUV facilities are undergoing maintenance, repair, or replacement.

DSRSD's MFUV facilities were designed to produce recycled water suitable for both non-potable reuse and groundwater recharge, a potential future use that would replenish and improve local groundwater

quality. MFUV construction was completed in 1999. The MFUV project is currently producing recycled water that meets California Title 22 requirements for unrestricted reuse and received approval for groundwater recharge from the California Department of Public Health, which has transitioned to the SWRCB Division of Drinking Water, and RWQCB. As described further in Section 6.2.8, potable reuse projects remain a potential option for the Tri-Valley. Zone 7 and the other retailers will be studying this option. The City has currently elected not to participate in studying potable reuse.

Wastewater that is not recycled is discharged into the San Francisco Bay through a pipeline owned by LAVWMA, a joint powers agency created in 1974 by DSRSD, Livermore, and the City. Operations began in September 1979, with an expansion in 2005, for a current design capacity of 41.2 MGD. The wastewater is conveyed via a 16-mile pipeline from the City to San Leandro and enters the EBDA system for dechlorination and discharge through a deepwater outfall to the San Francisco Bay.

6.2.5.2.2 Livermore Water Reclamation Plant

Livermore owns and operates the LWRP, which treats wastewater collected from Livermore, Lawrence Livermore National Laboratory, and the City's Ruby Hills housing development. From 2018 to 2020, the LWRP received an average daily dry weather flow of approximately 5.4 MGD. Wastewater is treated using conventional primary and secondary wastewater treatment processes, as well as tertiary treatment to produce recycled water.

The conventional wastewater treatment processes at the LWRP consist of the following:

- Primary sedimentation where heavy organic solids are removed from the raw sewage and sent to solids stabilization and dewatering facilities
- Secondary treatment utilizing the activated sludge process, which removes 85 to 95 percent of the remaining organic material after primary sedimentation
- Disinfection using sodium hypochlorite to reduce the bacteria levels in the secondary effluent prior to disposal
- Disposal of secondary effluent through the LAVWMA pipeline
- Solids stabilization using anaerobic digestion followed by belt pressing for dewatering prior to beneficial reuse as alternate daily cover or land application

Tertiary treatment for water reclamation consists of the following:

- Mono-media filters, where 95 to 99 percent of suspended material is removed from secondary effluent
- Disinfection using ultraviolet light (UV) prior to disposal

The tertiary treated effluent that satisfies California Title 22 requirements for unrestricted water reuse is recycled through landscape irrigation. From 2018 to 2020, 2.0 MGD was recycled on average. While the tertiary filtration capacity of the LWRP is approximately 10 MGD, the overall recycled water production capacity is limited by the UV disinfection capacity to 6 MGD.

6.2.5.2.3 Wastewater Treatment and Discharge Within Service Area

Table 6-3 summarizes wastewater collected within the City's service area in 2020. This includes wastewater sent to the RWTF and the LWRP.

Table 6-3. Wastewater Collected Within Area in 2020 (DWR Table 6-2 Retail)

<input type="checkbox"/>	There is no wastewater collection system. The supplier will not complete the table below.					
	Percentage of 2020 service area covered by wastewater collection system <i>(optional)</i>					
	Percentage of 2020 service area population covered by wastewater collection system <i>(optional)</i>					
Wastewater Collection			Recipient of Collected Wastewater			
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated? <i>Drop Down List</i>	Volume of Wastewater Collected from UWMP Service Area 2020 *	Name of Wastewater Treatment Agency Receiving Collected Wastewater	Treatment Plant Name	Is WWTP Located Within UWMP Area? <i>Drop Down List</i>	Is WWTP Operation Contracted to a Third Party? <i>(optional)</i> <i>Drop Down List</i>
City of Pleasanton	Metered	7,061	DSRSD	DSRSD RWTF	Yes	No
City of Pleasanton (Ruby Hills Development)	Estimated	280	City of Livermore	LWRP	No	No
Total Wastewater Collected from Service Area in 2020:		7,341				
* Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3 .						
NOTES: Volumes are in AF.						

DSRSD’s RWTF is located in the City’s water service area. Therefore, the wastewater treated within the City’s service area in 2020 includes wastewater that originated in the City of Dublin, South San Ramon, and the City. Table 6-4 identifies these volumes, as well as the recycled water from DSRSD’s RWTF used within the City’s service area. This includes recycled water delivered to the City’s distribution system and recycled water used for landscape irrigation at DSRSD’s RWTF, which is in the City’s service area. The LWRP is not located within the City’s service area and is therefore not included in Table 6-4. However, the City received approximately 98 AF of recycled water supplies from the LWRP in 2020.

Table 6-4. Wastewater Treatment and Discharge Within Service Area in 2020 (DWR Table 6-3 Retail)

<input type="checkbox"/>	No wastewater is treated or disposed of within the UWMP service area. The supplier will not complete the table below.										
Wastewater Treatment Plant Name	Discharge Location Name or Identifier	Discharge Location Description	Wastewater Discharge ID Number <i>(optional)</i> ²	Method of Disposal <i>Drop down list</i>	Does This Plant Treat Wastewater Generated Outside the Service Area? <i>Drop down list</i>	Treatment Level <i>Drop down list</i>	2020 volumes ¹				
							Wastewater Treated	Discharged Treated Wastewater	Recycled Within Service Area	Recycled Outside of Service Area	Instream Flow Permit Requirement
DSRSD RWTF	LAVWMA and EBDA	Deepwater outfall to San Francisco Bay		Bay or estuary outfall	Yes	Tertiary	11,555	6,423	1,130	4,002	0
Total							11,555	6,423	1,130	4,002	0
¹ Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.											
² If the Wastewater Discharge ID Number is not available to the UWMP preparer, access the SWRCB CIWQS regulated facility website at https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/CiwqsReportServlet?inCommand=reset&reportName=RegulatedFacility											
NOTES: Volumes are in AF. Discharged treated wastewater equals the wastewater treated (i.e., RWTF influent) minus the total volume recycled (i.e., within service area and outside service area). The volume recycled within the service area includes landscape irrigation at the DSRSD RWTF. The Livermore Water Reclamation Plant (LWRP) is not located within the City’s service area and therefore not included in this table. However, approximately 98 AF of the City’s 2020 recycled water supplies came from the LWRP.											

6.2.5.3 Recycled Water System Description

The City began constructing its recycled water system in June 2015 to serve landscapes irrigated with potable water.

The City’s recycled water system includes approximately 51,500 LF of new recycled water pipeline, ranging in diameter from 6 inches to 20 inches, and approximately 22,400 LF of existing potable water pipelines repurposed into the recycled water system. This recycled water infrastructure is shown on Figure 6-5 and connects to DSRSD’s RWTF and the City’s existing 8 million gallon (MG) recycled water reservoir (Tassajara Reservoir), which was converted from a potable water storage facility in 2017.

The City’s recycled water system is projected to serve a total of 99 permitted recycled water irrigation use sites (158 metered connections) once all customers have been connected to the system. An estimated 1,800 AFY of recycled water will be supplied to current and future irrigation customers, including City parks, schools, commercial property landscaping, streetscapes, and multi-family residential common areas. This supply will offset both potable water purchased from Zone 7 and local groundwater supplies.

The City’s certified cross-connection specialist continues to work with the future customers along existing infrastructure in preparation for conversion to the recycled water system.

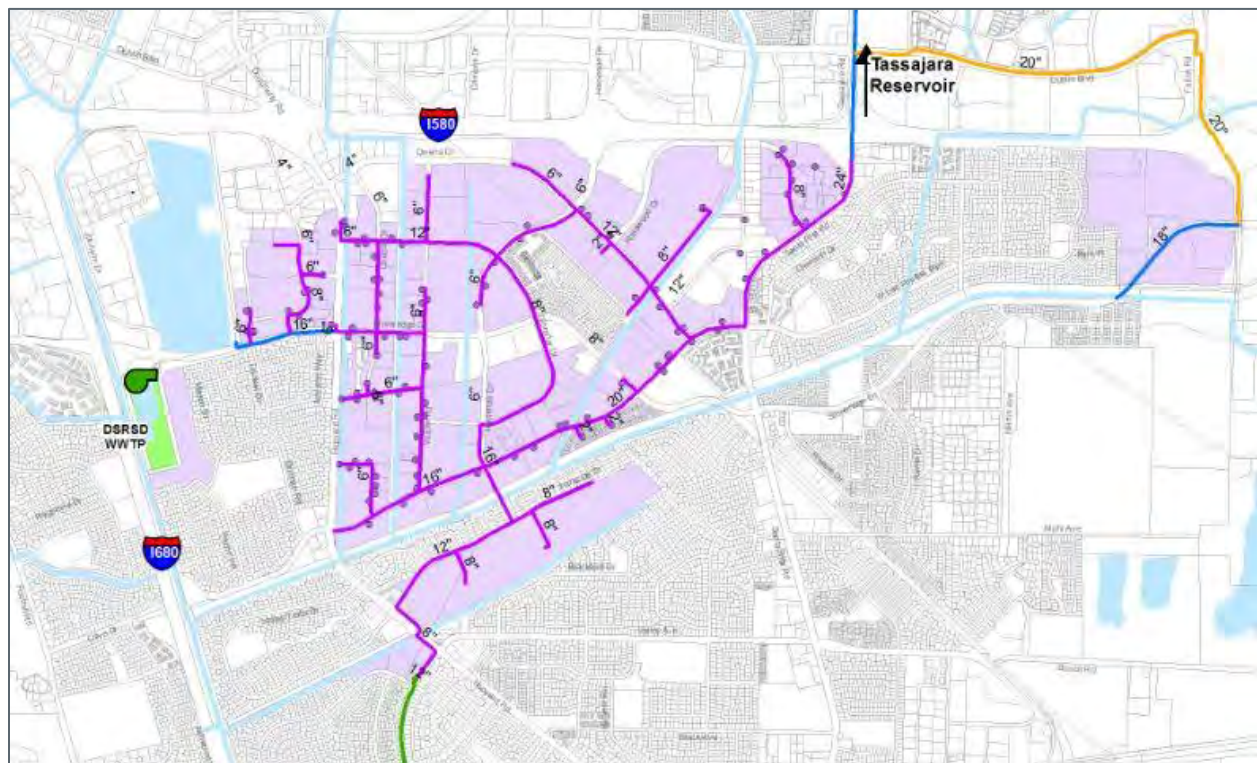


Figure 6-5. City of Pleasanton Recycled Water System

6.2.5.4 Potential, Current, and Projected Recycled Water Uses

Recycled water improves water supply reliability, preserves potable water supplies, and reduces wastewater discharges. The City's recycled water users were originally serviced under the authority of DSRSD or Livermore's General Order 96-011. In April 2020, the City, Livermore, and DSRSD transitioned from Regional Water Quality Control Board (San Francisco Bay Region) General Order 96-011 to SWRCB General Order 2016. The City currently permits the following recycled water uses:

- Landscape irrigation to designated irrigation meters
- Construction water, dust control, and surface washing
- Dual plumbing

In 2020, the City had a total of 89 permitted recycled water irrigation sites, one permitted dual plumbing site, and one site permitted for construction use (dust control/soil compaction). No permits have been issued that include impoundments. Five new recycled water users received permits in 2020; all were for landscape irrigation. In 2020, these customers used approximately 1,224 AF of recycled water combined, with nearly all consisting of landscape irrigation. Approximately 1.2 AF of recycled water was used for dual plumbing, and none was used for dust control or soil compaction.

Table 6-5 summarizes the amount of recycled water being used in 2020 for each direct beneficial use, as well as projected future volumes and uses. Approximately 1,300 AF of projected recycled water demands are estimated to replace current potable landscape demands. The actual and projected recycled water uses do not include recycled water system losses.

The 2020 projected estimates of recycled water use from the City's 2015 UWMP is compared to the actual 2020 recycled water use in Table 6-6.

Optimizing the use of recycled water is an important part of a reliable long-term irrigation supply for the City, which has the political support from City Council and City Management for implementing a robust recycled water program. Chapter 14.20 of the Pleasanton Municipal Code established a policy requiring irrigation customers directly along the recycled water distribution system to convert/connect to recycled water service consistent with all applicable legal requirements, except for specific defined exemptions. The major obstacle for the remaining identified customers that have yet to convert to recycled water is the cost to upgrade existing irrigation systems to pass required regulations.

The City has utilized incentives to assist customers with converting to recycled water, including setting its recycled water rate at 90 percent of its potable water rate (see Chapter 9). This financial incentive will likely provide adequate stimulus to encourage irrigation customers within the recycled water service area to use recycled water over potable water. Additionally, the connection fee to service new irrigation accounts is lower for recycled water than potable water. All irrigation meters (i.e., meters that service strictly landscape irrigation) servicing City-owned properties within the recycled water distribution area have been converted to recycled water.

The City's ongoing actions to encourage the use of recycled water are summarized in Table 6-7.

Table 6-5. Recycled Water Direct Beneficial Uses Within Service Area (DWR Table 6-4 Retail)

Beneficial Use Type <i>Insert additional rows if needed.</i>	Potential Beneficial Uses of Recycled Water (Describe)	Amount of Potential Uses of Recycled Water (Quantity) <i>Include volume units¹</i>	General Description of 2020 Uses	Level of Treatment <i>Drop down list</i>	2020 ¹	2025 ¹	2030 ¹	2035 ¹	2040 ¹	2045 ¹ (opt)
Agricultural irrigation										
Landscape irrigation (exc golf courses)				Tertiary	1,227	1,500	1,650	1,650	1,800	1,800
Golf course irrigation										
Commercial use										
Industrial use										
Geothermal and other energy production										
Seawater intrusion barrier										
Recreational impoundment										
Wetlands or wildlife habitat										
Groundwater recharge (IPR)										
Reservoir water augmentation (IPR)										
Direct potable reuse										
Other (Description Required)			Dual Plumbing	Tertiary	1					
Total:					1,228	1,500	1,650	1,650	1,800	1,800
					2020 Internal Reuse					
					153					

NOTES: ¹Volumes are in AF. Recycled water system losses are not included. 2020 Internal Use is process water use at DSRSD RWTF. Landscape irrigation includes approximately 3 AF of use at the DSRSD RWTF.

Table 6-6. 2015 UWMP Recycled Water Use Projection Compared to 2020 Actual (DWR Table 6-5 Retail)

<input type="checkbox"/>	Recycled water was not used in 2015 nor projected for use in 2020. The supplier will not complete the table below. If recycled water was not used in 2020, and was not predicted to be in 2015, then check the box and do not complete the table.	
Beneficial Use Type	2015 Projection for 2020 ¹	2020 Actual Use ¹
Agricultural irrigation		
Landscape irrigation (exc golf courses)	1,679	1,227
Golf course irrigation		
Commercial use		
Industrial use		
Geothermal and other energy production		
Seawater intrusion barrier		
Recreational impoundment		
Wetlands or wildlife habitat		
Groundwater recharge (IPR)		
Reservoir water augmentation (IPR)		
Direct potable reuse		
Other (Construction)	121	0
Other (Dual Plumbing)	0	1
Total	1,800	1,228
¹ Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.		
NOTE: Volumes are in AF. 2020 landscape irrigation includes approximately 3 AF of use at the DSRSD RWTF.		

Table 6-7. Methods to Expand Future Recycled Water Use (DWR Table 6-6 Retail)

<input type="checkbox"/>	Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation.		
	Provide page location of narrative in UWMP		
Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use *
Financial incentives	Price recycled water at reduced potable rates; Reduced connection fees for new recycled water meters	(see Note)	573
Conditional Requirements for Development Projects	All landscape irrigation meters will be converted to recycled water along recycled water distribution system	(see Note)	0
Total			573
<i>*Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.</i>			
NOTES: Volumes are in AF. Actions were first implemented in 2015 and continue to be implemented. The expected increase in recycled water for all actions is included in the "Financial incentives" total.			

6.2.6 Desalinated Water

Due to infeasibility, the City does not independently consider the development of a desalinated water system as a source of water within the planning horizon. This includes ocean water, brackish water, and groundwater desalination (though Zone 7 desalinates a portion of its groundwater). However, desalination has been identified as a potentially viable water source for several Bay Area water suppliers, including Zone 7. The Bay Area Regional Desalination Project (BARDP) is detailed in Section 6.2.8.1.

6.2.7 Water Exchanges and Transfers

The City currently does not have any potable water transfer agreements, nor does the City anticipate participating directly in any such transfer opportunities in the future.

Zone 7 periodically supplements existing supplies with short-term transfers when needed and intends to more regularly acquire water transfers over the coming decade until major supply reliability project(s) come online starting around 2030. A transfer agreement with another SWP contractor using the SWP system—which Zone 7 is already invested in—is likely the most expedient and cost-effective transfer option. Transfer water would be conveyed to Zone 7 through the Delta and the SBA; the transfer amount could vary from year-to-year depending on hydrology but could average between 5,000 to 10,000 AFY. For the 2020 UWMP, Zone 7 is assuming 5,000 AFY in water transfers through 2030.

Zone 7 will continue to pursue and evaluate transfer opportunities in the Bay Area and statewide. Through the Bay Area Regional Reliability Partnership, Zone 7 is participating in a reclamation grant-funded project to develop a “Regional Water Market Program,” which will identify transfer types and opportunities and develop a road map to facilitate transfers and exchanges in the Bay Area. Zone 7’s existing water transfer supply sources and non-local storage options are detailed in Chapter 6 of Zone 7’s 2020 UWMP.

6.2.8 Future Water Projects

The City obtains its potable water supply from Zone 7 and supports its efforts to pursue opportunities of future water supply projects. The City itself does not have any plans for new water supply projects, as shown in Table 6-8.

Table 6-8. Expected Future Water Supply Projects or Programs (DWR Table 6-7 Retail)

<input checked="" type="checkbox"/>	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below.
<input type="checkbox"/>	Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.
	Provide page location of narrative in the UWMP
NOTES: The City does not plan to pursue opportunities for development of future water supply projects; rather, it supports Zone 7's efforts.	

However, Zone 7 is pursuing several water supply projects to address potential future supply deficits as SWP reliability declines and Zone 7's service area population grows. These projects include reliability improvements for existing supplies and new supplies. Zone 7's "new supply" projects are described below. A complete list of potential programs and projects, along with additional detail, is available in Zone 7's 2019 WSE Update and 2020 UWMP.

6.2.8.1 Bay Area Regional Desalination Project

Brackish water desalination for Zone 7 would be accomplished through a joint venture among Bay Area water agencies—Contra Costa Water District (CCWD) and potentially EBMUD, the San Francisco Public Utilities Commission (SFPUC), Zone 7, and Valley Water—together known as the BARDP. This project is shown on Figure 6-6 and would involve constructing a regional brackish water treatment plant in eastern Contra Costa County producing 10-20 MGD. Water would be diverted using CCWD's Mallard Slough Pump Station. Using an existing water right license and permit, both held by CCWD, and/or a new water right, Zone 7 could potentially receive up to 5,600 AFY. Zone 7 could take delivery of this new water supply through a reliability intertie with EBMUD or through the Delta/SBA by exchanging water with CCWD. Furthermore, this project could potentially provide a new water supply component for the Los Vaqueros Reservoir Expansion project, which will expand the existing reservoir and connect it to the SBA and the California Aqueduct.

There has been recent renewed interest in desalination as part of the Bay Area Regional Reliability Partnership, and there may be new developments in the near-term. The water yield of the project is being re-evaluated, and the participating agencies may change. The BARDP is still in the planning phase, and there is no formally approved project at this time. If a project is approved over the next few years, it could be in service by 2030.

In Zone 7's 2020 UWMP, 5,000 AFY was assumed as the total potential yield from BARDP and/or potable reuse (described in Section 6.2.8.3) with either or both systems operational by 2030. As noted above, BARDP water could potentially be conveyed through a new intertie supplying the west side of Zone 7's transmission system. This mode of delivery provides an alternative conveyance not subject to Delta outages.

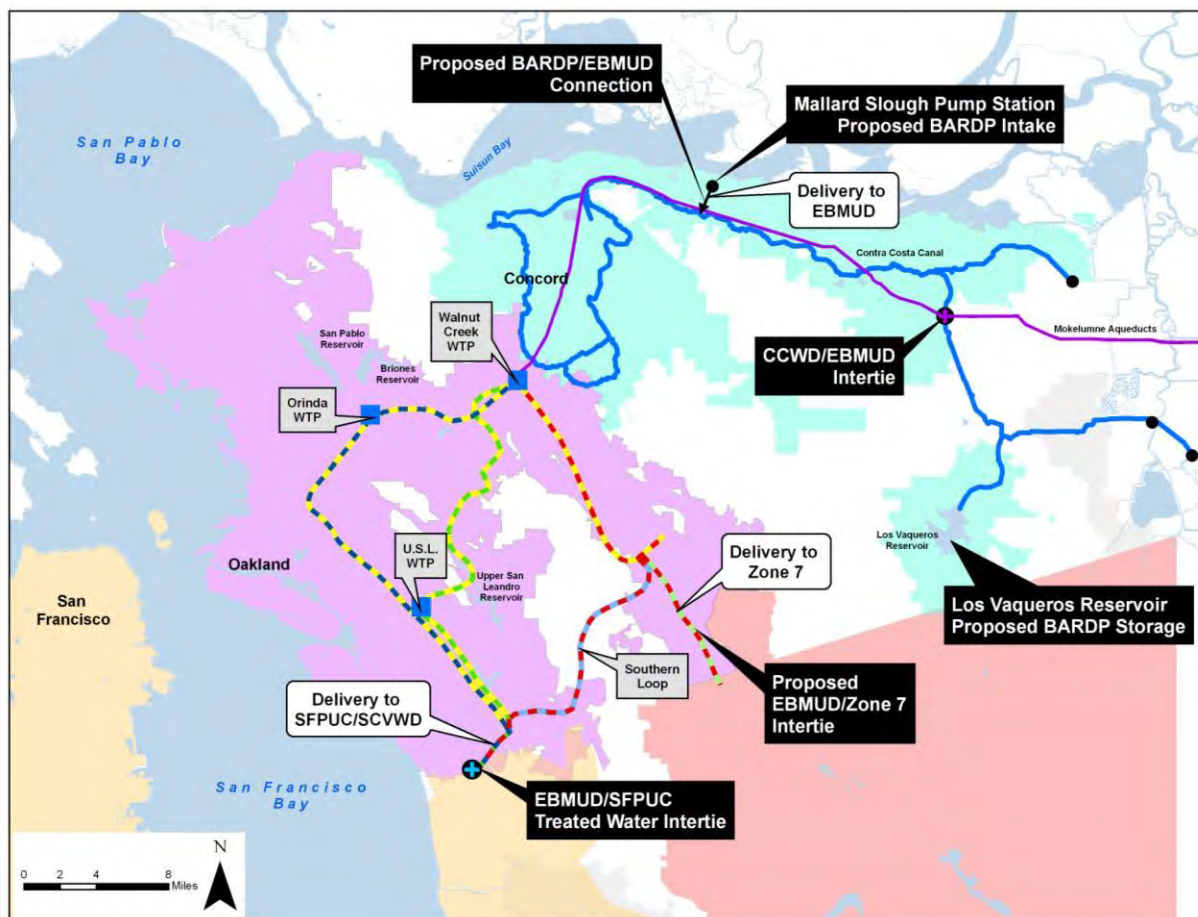


Figure 6-6. Bay Area Regional Desalination Project: Diversion and Conveyance Facilities

6.2.8.2 Delta Conveyance Project

Accounting for imported and local surface water, the retailers’ GPQs, and recycled water, the Tri-Valley area receives approximately 70 percent of its incoming water supplies through the Delta as delivered by DWR. For Zone 7, the Delta conveys about 90 percent of its existing incoming supplies under normal conditions. SWP water, carryover water, water banked in Kern County and transfer water all come through the Delta.

This key conveyance component of the SWP is increasingly threatened by ecosystem considerations, seismic risk, and climate change/sea level rise, reducing the reliability of the SWP system. DWR’s proposed Delta Conveyance Project (DCP) would install a new tunnel to convey freshwater from north of the Delta to a point south of the Delta. The DCP will likely increase SWP reliability and improve water quality, but an alternate conveyance system for the majority of Zone 7’s water is the significant benefit as follows:

- A major Northern California earthquake could take out levees in the Delta. Experts suggest that fresh water supply through the Delta could be lost for months, if not a year or two. The DCP would provide an alternative conveyance of freshwater from north of the Delta (near Sacramento) to a point south of the Delta (near Byron) while levee repairs and other work are being completed.

- The South Delta is currently about 3 feet above sea level, while the North Delta is about 15 feet above sea level. Climate change projections call for sea level rise of 5 to 10 feet. This could render the South Delta unusable for portions of the year due to saltwater intrusion. The DCP would provide an alternative conveyance of freshwater from north of the Delta to a point south of the Delta when the Delta is too saline.

In July 2017, DWR approved the California WaterFix Project, which was a dual conveyance project that involved two new diversion points and two tunnels moving water from the Sacramento River north of the Delta under the Delta to SWP and Central Valley Project water pumping facilities in the South Delta. In the State of the State address in January 2019, Governor Newsom announced that he did not support WaterFix as configured but that he did support a single-tunnel conveyance project.

In January 2020, DWR released a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) pursuant to CEQA for the DCP. Note that the DCP is part of Governor Newsom's portfolio approach to water management. While the proposed project in the DCP is a single tunnel up to 6,000 cubic feet per second (cfs), DWR is considering alternatives including capacities ranging from 3,000 to 7,500 cfs. Anticipated benefits include: 1) water supply reliability and SWP resiliency (climate change adaptation/stormwater capture, sea-level rise adaptation, seismic resilience), 2) South Delta flow pattern improvements for fisheries, 3) water transfer capacity and carriage water savings, and 4) water quality improvements for SWP deliveries. Potential DCP facilities are shown on Figure 6-7.

As described in Section 6.2.1.2.1.1, Zone 7 has a long-term contract with DWR for a Table A amount of 80,619 AFY from the SWP, but SWP reliability has decreased significantly over the years. Estimates of SWP reliability (i.e., projected long-term average of Table A allocations) have been adjusted over the years as they account for changing regulatory and operational conditions, among other factors. The 2019 DCR estimates SWP reliability will decrease from an average Table A allocation of 59 percent in 2020 to 54 percent Table A in 2040. The potential increase in SWP reliability from the DCP has not been incorporated in the 2019 DCR and will be evaluated once the project and its operational and permitting terms are better defined.

As described above, the DCP will protect the reliability of SWP supplies from the effects of climate change and seismic events, among other risks. DWR's current schedule for the DCP environmental planning and permitting extends through the end of 2024. The DCP will potentially be operational in 2040 following extensive planning, permitting, and construction. Since the DCP is not anticipated to be in service until the end of the 2020 UWMP planning period, its impacts on supply have not been incorporated in DWR's 2019 Delivery Capability Report and have not been included in Zone 7's 2020 UWMP to be conservative. With permitting efforts over the next few years, quantitative information on the reliability associated with the DCP will be included in Zone 7's 2025 UWMP.

Through mid-2024, DWR will be completing environmental planning efforts on the DCP. In November 2020, the Zone 7 Board approved continued participation in the DCP at a 2.2 percent participation level based on Zone 7's Table A amount of 80,619 AF. The Board also approved Zone 7 funding of these efforts up to \$2,800,000 for calendar years 2021 and 2022. A separate future request for Zone 7 Board action would address participation and funding beyond 2022.

Continued participation by Zone 7 in the planning efforts will allow Zone 7 to elect to participate in the DCP implementation in the future based on information developed in the planning process, allow access by Zone 7 to information related to benefits and costs, and provide Zone 7 influence throughout the process. The work over the next two to four years will inform the Zone 7 Board’s decision-making as the DCP continues to advance.

As a contractor of the SWP, Zone 7 is working very closely with DWR and other water agencies, environmental groups, regulatory agencies, and natural resource agencies to address the declining reliability of the SWP through the DCP and other efforts.

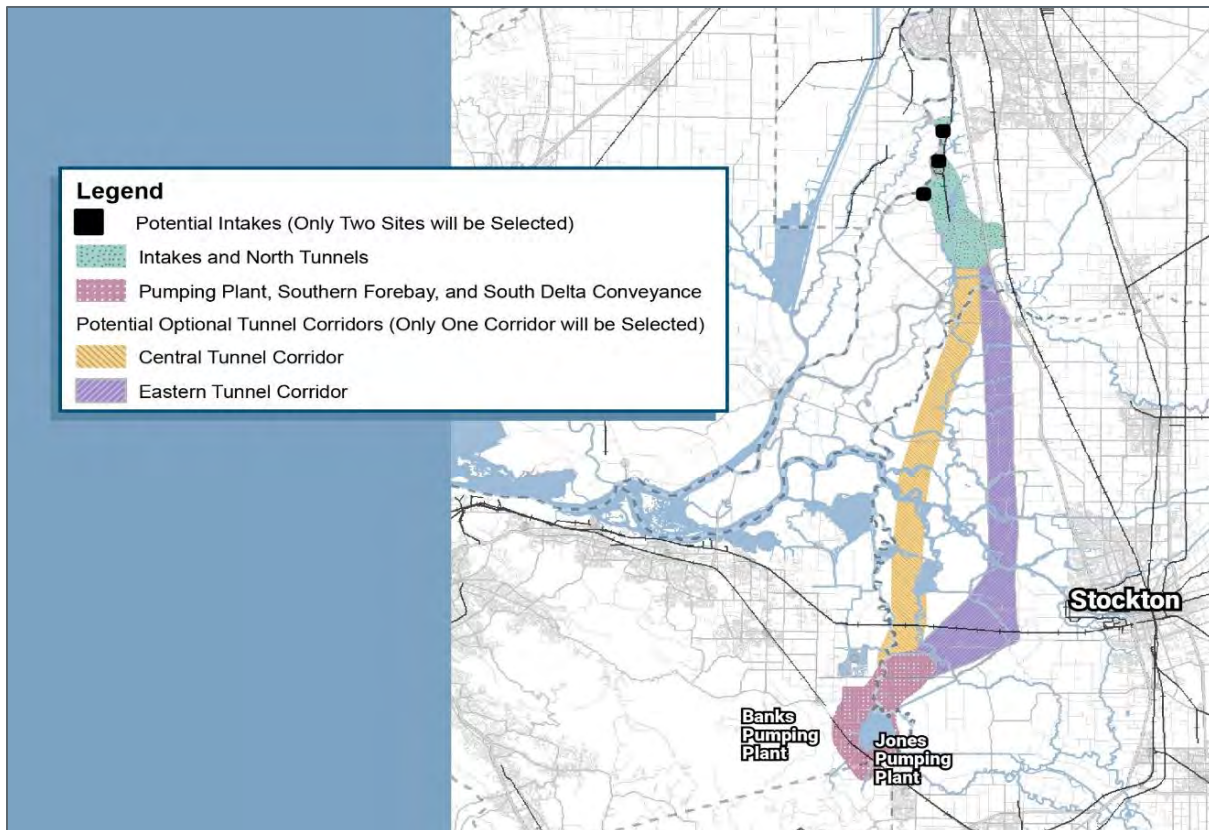


Figure 6-7. Delta Conveyance Project: Potential Facilities

6.2.8.3 Potable Reuse

Potable reuse is the use of purified water derived from wastewater effluent to supplement potable water supplies. While recycled water, the use of treated wastewater for non-potable uses such as irrigation, has been available for many years in the Tri-Valley, potable reuse would be a new use of local wastewater resources collected by DSRSD and Livermore. Its main benefits include local production and control, drought resistance, and use of an existing water resource.

Potable reuse consists of indirect potable reuse (IPR) and direct potable reuse (DPR). IPR, which has been practiced in the State since the 1930s, uses an environmental buffer (e.g., groundwater aquifer or lake) to provide public health protection benefits, including contaminant dilution and time to detect and respond to failures before treatment and distribution. DPR bypasses the environmental buffer and delivers purified water either directly into the raw water supply immediately upstream of a treatment plant (“raw water

augmentation”) or directly into the water distribution system (“treated drinking water augmentation”). The State is currently developing standard criteria for DPR. Specifically, AB 574 requires the SWRCB to adopt uniform water recycling criteria for raw water augmentation on or before December 31, 2023.

In 2018, the Tri-Valley Water Agencies completed the Joint Tri-Valley Potable Reuse Technical Feasibility Study¹⁷ (Potable Reuse Study) with these goals: 1) to evaluate the feasibility of a wide range of potable reuse options for the Tri-Valley based on technical, financial, and regulatory considerations, and 2) assuming that potable reuse is found to be technically feasible, to recommend next steps for the agencies. The Potable Reuse Study also refined cost estimates for potable reuse.

The Potable Reuse Study investigated three potential end uses for purified water in detail: 1) groundwater augmentation or recharge via injection wells, 2) groundwater recharge via Chain of Lakes surficial recharge, and 3) raw water augmentation to Zone 7’s Del Valle Water Treatment Plant. Looking at annual yields ranging from 5,500 to 10,000 AFY, the Potable Reuse Study concluded that potable reuse is technically feasible for the Tri-Valley, with benefits to reliability and water quality. The lower yield would use only Livermore wastewater supply with year-round operations, while the higher yield would be achieved with seasonal availability of DSRSD wastewater supply. Water availability would increase over time as development occurs in the Tri-Valley and more wastewater is generated and collected. In other words, the maximum yield is expected to only be available after a certain point in the future; only a fraction of the maximum yield is available before buildout.

In the 2019 WSE Update, raw water augmentation was modeled with the option for a two-phased project that initially produces a lower yield but increases to the maximum yield in 2035 (following a growth in available wastewater). Reflecting a more conservative estimate of future wastewater availability, the 2019 WSE Update used a reduced yield of 4,000 AFY starting in 2027 and 7,000 AFY after 2035. Conservation regulations have set low indoor water use targets for California, which are expected to reduce future wastewater flows. The estimates in the Potable Reuse Study had not incorporated the recently set statewide indoor water use targets. Future analyses will adjust estimates as necessary based on actual indoor water use trends and updated projections of wastewater availability for potable reuse.

Zone 7 is completing a number of technical studies over the next few years that will support continued evaluation of potable reuse options and their costs and benefits. For planning purposes, the Zone 7’s 2020 UWMP assumes 5,000 AFY of future supply from BARDP (discussed in Section 6.2.8.1) and/or potable reuse, with either or both systems online by 2030.¹⁸

¹⁷Tri-Valley Agencies and Carollo Engineers, 2018. Joint Tri-Valley Potable Reuse Technical Feasibility Study, <http://www.zone7water.com/library/reports-planning-documents>.

¹⁸ Pleasanton City Council voted not to participate in a regional potable reuse project at its February 21, 2021 City Council Meeting.

6.2.8.4 Sites Reservoir

Sites Reservoir is a proposed new 1,500,000 AF off-stream storage reservoir in northern California near Maxwell. Sacramento River flows will be diverted during excess flow periods and stored in the off-stream reservoir and released for use in the drier periods. Shown on Figure 6-8, Sites Reservoir aims to supplement and optimize use of the State's existing storage and conveyance systems such as the CVP's Shasta Reservoir and the SWP's Oroville Reservoir, which collects much of the water for the SWP system.

The participants in the Sites Reservoir project include 31 entities, including Zone 7 and several other SWP contractors. Sites Reservoir is currently undergoing environmental planning and permitting and is expected to provide approximately 240 TAF per year¹⁹ of additional deliveries on average to participating agencies under existing conditions. Operations modeling will continue to be refined over the next few years to reflect a range of permit and operational conditions, which will define the ultimate yield. For example, it is uncertain at this time whether the delivery of Sites Reservoir releases using SWP facilities in the Delta could result in a "carriage loss," which would reduce the net yield to Zone 7 and other SWP contractors. Full operation of the Sites Reservoir is estimated to start by 2029 following environmental planning, permitting, and construction.

Sites Reservoir is expected to provide water supply, environmental, flood, and recreational benefits. Consequently, Sites Reservoir was conditionally awarded \$816 million from the California Water Commission for ecosystem, recreation, and flood control benefits under Proposition 1. The US Bureau of Reclamation (Reclamation) may also invest in Sites Reservoir under the Water Infrastructure Improvements for the Nation Act and recently transmitted a final Federal Feasibility Report to Congress for the project.

The Sites Project Authority (Authority) was formed on August 26, 2010 as a joint powers authority to pursue the development and construction of Sites Reservoir. The Authority is governed by a 12-member Board of Directors representing Sacramento Valley leadership in government and water management. Water agencies across California—including Zone 7—that are investing in the project are members of the Sites Reservoir Project Committee, which oversees the planning efforts and provides recommendations to the Authority.

¹⁹ Sites Project Management Team, 2020. Sites Project Value Planning Alternatives Appraisal Report.

<https://3hm5en24txyp2e4cxyxaklbs-wpengine.netdna-ssl.com/wp-content/uploads/2020/04/INT-REP-Value-Planning-Appraisal-Report-FinalV2Compressed.pdf>

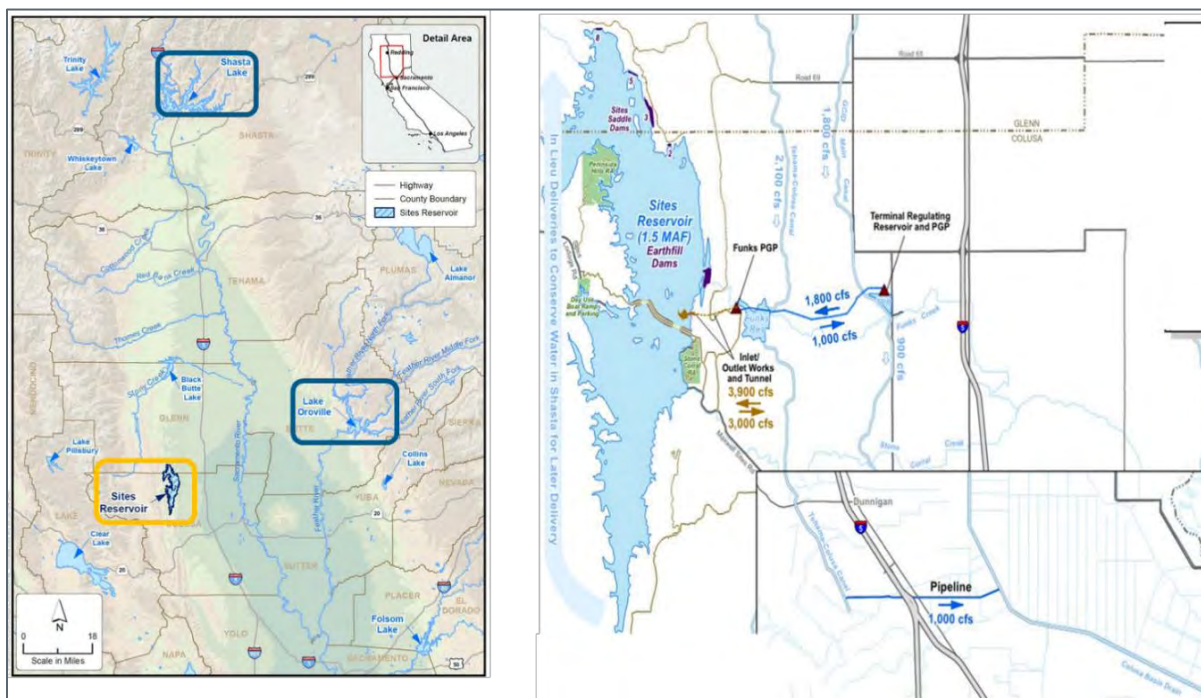


Figure 6-8. Sites Reservoir Project: Location and Facilities

Sites Reservoir could provide both water supply and storage for Zone 7. In December 2016, the Zone 7 Board authorized participation in Phase 1 at a cost of \$850,000. In December 2019, the Zone 7 Board authorized participation in Phase 2 (2019 Sites Reservoir Project Agreement) at a cost of \$600,000. The Zone 7 Board then approved continued participation in Phase 2 through December 2021 at an amount not-to-exceed \$1,000,000 in July 2020. Key work under these two phases include planning, design, financial analysis, and environmental review and permitting.

In the 2019 WSE Update, Zone 7 considered 5,000 to 10,000 AFY of average yield from Sites Reservoir, in combination with other water supply options. The availability of this supply was varied based on hydrology, with more water delivered to Zone 7 during dry years. At Zone 7's request, water would be released from Sites Reservoir annually to the Sacramento River, then conveyed by the SWP system through the Delta and to the SBA. Based on model results, Sites Reservoir's key benefit is the availability of water during dry years when the shortage risk is greatest. Sites Reservoir is a good complement to the DCP, which could potentially increase SWP yield during wet years. Because Sites Reservoir provides both storage and new supply, it adds flexibility to Zone 7's water supply system; for example, the timing of deliveries from Sites Reservoir could be modified to maximize yields from other water supplies and/or to accommodate delivery timing restrictions of other supplies. For Zone 7, water could be released from Sites Reservoir annually to the Sacramento River, generally during dry and critical years, then conveyed by the SWP system through the Delta and to the SBA.

Recently, the Zone 7 Board re-affirmed continued participation in Sites Reservoir at a 10,000 AFY share. Zone 7's 2020 UWMP therefore assumes an average water supply of 10,000 AFY to Zone 7 from Sites Reservoir.

6.2.9 Summary of Existing and Planned Sources of Water

Table 6-9 summarizes actual water supplies for the City in 2020, while Table 6-10 summarizes projected water supplies for the City through 2045.

Table 6-9. Water Supplies – Actual (DWR Table 6-8 Retail)

Water Supply	Additional Detail on Water Supply	2020		
Drop down list		Actual Volume*	Water Quality Drop Down List	Total Right or Safe Yield* (optional)
Purchased or Imported Water	Zone 7	11,752	Drinking Water	
Groundwater (not desalinated)	Livermore Valley Basin	3,027	Drinking Water	
Recycled Water	DSRSD RWTF and City of Livermore WRP	1,228	Recycled Water	
Total		16,006		0
<i>*Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.</i>				
NOTES: Volumes are in AF. Recycled water use includes approximately 3 AF of use at the DSRSD RWTF.				

Table 6-10. Water Supplies – Projected (DWR Table 6-9 Retail)

Water Supply	Additional Detail on Water Supply	Projected Water Supply * Report To the Extent Practicable									
		2025		2030		2035		2040		2045 (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Purchased or Imported Water	Zone 7	13,240		13,739		14,237		14,736		14,736	
Groundwater (not desalinated)	Livermore Valley Basin	3,500		3,500		3,500		3,500		3,500	
Recycled Water	DSRSD RWTF and City of Livermore WRP	1,500		1,650		1,650		1,800		1,800	
Total		18,240	0	18,889	0	19,387	0	20,036	0	20,036	0
<i>*Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.</i>											
NOTES: Volumes are in AF. The City's Groundwater Pumping Quota (GPQ) is 3,500 AFY.											

6.2.10 Climate Change Impacts

There are concerns that a warming trend that occurred during the latter part of the 20th century will likely continue through the 21st century. Numerous studies have been conducted to evaluate the potential impacts of these changes to water resources. Based on these studies, climate change could impact California's water resources in the following ways:

- Reductions in the average annual snowpack due to a rise in the snowline and a shallower snowpack at low and medium elevations and a shift in snowmelt runoff to earlier in the year

- Changes in the timing, intensity, and variability of precipitation, and an increased amount of precipitation falling as rain instead of as snow
- Long-term changes in watershed vegetation and increased incidence of wildfires that could affect water quality
- Sea level rise and an increase in saltwater intrusion
- Increased water temperatures with accompanying potential adverse effects on some fisheries and water quality
- Increased evaporation and concomitant increased irrigation need
- Changes in urban and agricultural water demand

As described above, the SWP has been and will continue to be the largest source of Zone 7's, and hence the City's, water supplies. In 2045, the supplies derived from the SWP (existing SWP supplies, groundwater (stored SWP supplies), and SWP carryover) are projected to represent about 75 percent of Zone 7's supplies.

The following summarizes the potential impacts of climate change to water supply operations in the Delta, as they relate to water supply reliability, water quality, and flood control:

- **Water Supply Reliability**
 - The operation of storage reservoirs could be impacted by shifting runoff and snowmelt patterns, requiring a greater volume of flood control storage, and making it more difficult to refill reservoir flood control storage during late spring or early summer, and potentially reducing the volume of surface water available for use during the summer/fall season.
 - Levee breaks, either as a result of the impacts of rising sea levels, lack of maintenance, earthquake, or some combination, could have adverse effects on Delta water quality (due to the intrusion of salt water into these potable water supplies) and water system operations. Major levee breaks could take months or years to repair and will impact the availability of water supplies from the Delta.
- **Water Quality**
 - More intense storms and increased runoff could impact Delta water quality in two ways: 1) Increased sediment load, and 2) Increased contaminants from increased urban and agricultural runoff.
 - Sea level rise could push salt water from the Bay into the Delta, impacting overall water quality and potentially impacting Delta operations.
 - Levee breaks, either as a result of the impacts of climate change or an earthquake, could cause large amounts of salt water from the Bay to enter the Delta and would have adverse effects on Delta water quality and water system operations. The saltwater intrusion could take months to dissipate depending on the severity of the levee break and the magnitude of saltwater intrusion.
- **Flood Control**
 - Reservoir operations, including the need for more flood storage reservoir space, could be impacted by snowpack changes, shifts in snowmelt patterns, and changes in rainfall intensity.

- Deteriorating levees could fail as a result of increased runoff, more intense storms, sea level rise, or lack of maintenance. Failure of the levees would have catastrophic impacts on the Delta, including its islands, and have huge impacts on water supply operations.

Climate change may also impact Zone 7's other operations. With respect to groundwater management, the SMP, groundwater recharge operations, and Chain of Lakes operations may be impacted by changes in precipitation patterns and intensities. Similarly, operation of Lake Del Valle could be impacted by the need to maintain more flood control storage capacity to deal with more intense rainfall events. Lastly, flood control operations in general may be impacted by more intense and more frequent flooding events.

The scenarios in the 2019 DCR account for climate change impacts based on 2035 emissions levels and 45-centimeter sea level rise; therefore, these impacts have been incorporated into Zone 7's water supply planning efforts. Zone 7 has also evaluated the impacts of climate change to local water supplies and documented those evaluations in the 2019 WSE Update.

6.3 ENERGY INTENSITY

In accordance with CWC §10631.2(a), the energy intensity to provide water service to the City's customers over a one-year period is presented in this section to the extent that the information is available. The amount of energy to divert, pump, treat, and distribute the City's water supply within the system it owns and operates is included. The amount of energy that Zone 7 requires to treat raw water and deliver potable water to the City is excluded.

Water energy intensity is the total amount of energy, calculated on a whole-system basis, used to deliver water to the City's customers for use. Energy intensity is the total amount of energy in kilowatt-hours (kWh) expended per AF of water taken from the City's source to its point of delivery. Understanding the whole-system energy intensity would allow the City to develop the following water supply management and system operation strategies:

- Identifying energy saving opportunities, as energy consumption is often a large portion of the cost of delivering water
- Calculating energy savings and greenhouse gas emissions reductions associated with water conservation programs
- Identifying potential opportunities for receiving energy efficiency funding for water conservation programs
- Informing climate change mitigation strategies
- Benchmarking energy use at each water acquisition and delivery step and comparing energy use among similar agencies

In Table 6-11, the energy intensity of the City's water service is calculated for 2019, as it provides a typical year's energy use. In 2020, shelter-in-place orders and business restrictions related to the COVID-19 pandemic may have altered water use by the City's customers. The total energy intensity for the City's water service is approximately 203 kWh/AF. Note, 2019 energy consumption information is from billing statements received in 2019, which may not exactly reflect energy use from January 1 through December 31.

Table 6-11. Recommended Energy Intensity (DWR Table O-1B)

Enter Start Date for Reporting Period	1/1/2019	Urban Water Supplier Operational Control		
End Date	12/31/2019			
<input type="checkbox"/> Is upstream embedded in the values reported?		Sum of All Water Management Processes	Non-Consequential Hydropower	
<i>Water Volume Units Used</i>	AF	Total Utility	Hydropower	Net Utility
<i>Volume of Water Entering Process (volume unit)</i>		13,878	0	13878
<i>Energy Consumed (kWh)</i>		2,817,999	0	2817999
<i>Energy Intensity (kWh/volume)</i>		203.1	0.0	203.1
Quantity of Self-Generated Renewable Energy				
0 kWh				
Data Quality (<i>Estimate, Metered Data, Combination of Estimates and Metered Data</i>)				
Metered Data				
Data Quality Narrative:				
Data is provided by the City from flow meters in the water distribution system and electric meters at its water facilities.				
Narrative:				
Water management processes consuming energy include distribution/pumping, storage tank operations, and groundwater pumping and treatment.				

As discussed in Section 6.2.5, the City collects and transports wastewater to be treated by DSRSD and Livermore. The energy intensity associated with the City’s wastewater services (i.e., collection/conveyance only) for 2019 is provided in Table 6-12. The total energy intensity for the City’s wastewater services is approximately 40.8 kWh/AF.

The City’s recycled water system does not consume significant amounts of energy. DSRSD and Livermore’s wastewater and recycled water systems are outside of the City’s operational control; thus, energy required for DSRSD to treat wastewater from the City, and energy for DSRSD and Livermore to produce and deliver recycled water to the City, are excluded. Since the City’s recycled water distribution system currently consists of only pipelines, the total energy intensity for the City’s recycled water services is 0 kWh/AF.²⁰

²⁰ The City has constructed a recycled water booster pump station at the Ken Mercer Sports Park, but it was not put into service until 2021.

Table 6-12. Recommended Energy Intensity – Wastewater & Recycled Water (DWR Table O-2)

Enter Start Date for Reporting Period 1/1/2019 End Date 12/31/2019		Urban Water Supplier Operational Control			
		Water Management Process			
<input type="checkbox"/>	Is upstream embedded in the values reported?	Collection / Conveyance	Treatment	Discharge / Distribution	Total
Volume of Water Units Used		AF			
<i>Volume of Wastewater Entering Process (volume units selected above)</i>		7,279	0	0	7,279
<i>Wastewater Energy Consumed (kWh)</i>		297,198	0	0	297,198
<i>Wastewater Energy Intensity (kWh/volume)</i>		40.8	0.0	0.0	40.8
<i>Volume of Recycled Water Entering Process (volume units selected above)</i>		0	0	873	873
<i>Recycled Water Energy Consumed (kWh)</i>		0	0	0	0
<i>Recycled Water Energy Intensity (kWh/volume)</i>		0.0	0.0	0.0	0.0

Quantity of Self-Generated Renewable Energy related to recycled water and wastewater operations

0 kWh

Data Quality (Estimate, Metered Data, Combination of Estimates and Metered Data)

Combination of Estimates and Metered Data

Data Quality Narrative:

Wastewater data is provided by the City from flow meters in its collection system and electric meters at its sewer pump stations. The City's wastewater flows to DSRSD's RWTF are metered, while its flows to the City of Livermore's LWRP are estimated at 280 AF based on typical domestic water use. Recycled water flows are from DERWA meters.

Narrative:

Wastewater is collected in the City and sent to DSRSD's RWTF for treatment. Therefore, collection and conveyance are the City's only wastewater management processes in which energy is consumed. Since the City's recycled water system currently consists of only pipelines, the City does not consume any energy distributing recycled water to its customers. DSRSD and the City of Livermore produce and pump recycled water to the City's distribution system.

CHAPTER 7

Water Service Reliability and Drought Risk Assessment

This chapter describes the City’s water service reliability under various hydrologic conditions, including a severe drought for the next five years. The City’s existing and planned water management tools for increasing water supply reliability are also addressed. Responses to actual water shortage conditions are detailed in Chapter 8 of this plan.

The reliability of the City’s potable water supply is largely dependent upon its water supply from Zone 7 and Zone 7’s water supply reliability policy. On October 17, 2012, the Zone 7 Board approved a revised Water Supply Reliability Policy (Resolution No. 13-4230, included as Appendix I), which adopts the following level of service goals to guide the management of Zone 7’s treated water (also referred to as municipal and industrial or (M&I) supplies and its Capital Improvement Program (CIP):

- **Goal 1:** Zone 7 will meet its treated water customers’ water supply needs, in accordance with Zone 7’s most current Contracts for M&I Water Supply, including existing and projected demands as specified in Zone 7’s most recent UWMP, during normal, average, and drought conditions, as follows:
 - At least 85 percent of M&I water demands 99 percent of the time
 - 100 percent of M&I water demands 90 percent of the time
- **Goal 2:** Provide sufficient treated water production capacity and infrastructure to meet at least 80 percent of the maximum month M&I contractual demands should any one of Zone 7’s major supply, production, or transmission facilities experience an extended unplanned outage of at least one week.

7.1 WATER SERVICE RELIABILITY ASSESSMENT

Approximately 80 percent of the City’s water is purchased from Zone 7, which is comprised of treated surface water blended with some local groundwater. The remaining 20 percent comes from local groundwater pumped from wells owned and operated by the City. As discussed in Chapter 6, the groundwater basin is managed by Zone 7, and the City has a GPQ. Additionally, the City receives recycled water from the DSRSD RWTF (through an agreement with DERWA) and the LWRP.

As the City’s exclusive potable water wholesaler, Zone 7’s water supply reliability greatly affects the City’s water supply reliability. Therefore, a significant portion of this section presents the constraints on Zone 7’s existing and planned water sources and summarizes the historical basis for projecting available supplies in various hydrologic conditions (i.e., normal year, single dry year, and five consecutive dry years).

The City’s water service reliability is then presented in five-year increments through 2045 based on earlier analysis of water use (Chapter 4 of this plan) and water supply (Chapter 6 of this plan). Finally, this section discusses the City’s water management tools and options to promote regional supply reliability and minimize the need to import water from other regions.

7.1.1 Constraints on Water Sources

This section discusses the constraints on Zone 7’s water supply sources that affect their reliability and Zone 7’s strategies for managing the risks associated with each supply. Constraints on groundwater and recycled water are also discussed.

7.1.1.1 Potable Water from Zone 7

One of the main limitations of Zone 7's water system is the lack of interties. All of Zone 7's imported water supplies are conveyed through the Delta and the SBA; Arroyo Valle water is also conveyed through the SBA. Zone 7 has been working closely with DWR, VW, and ACWD to improve the reliability of the SBA. Between 2003 and 2012, DWR made improvements to the SBA within Zone 7's service area to increase capacity and improve reliability. The work included a new pump station (180 cubic feet per second (cfs)), inline reservoir (500 AF) and increased the canal carrying capacity to 380 cfs. As part of this project, Zone 7 had an emergency slide gate installed to maintain service in the event of a pipeline rupture downstream. Zone 7 will continue coordinating with DWR and South Bay Contractors to improve the reliability of the entire SBA system

In addition, Zone 7 is pursuing the following projects to diversify its conveyance options:

- **Reliability Intertie** – Zone 7 is also planning for the construction of a reliability intertie with another major water agency that would provide an alternative means of conveying water to Zone 7's service area when the Delta and/or the SBA undergo an outage. For example, an intertie with EBMUD could convey treated water supply to the western portion of Zone 7's service area.
- **Chain of Lakes Pipeline** – This pipeline would allow for access to water stored in the Chain of Lakes as an alternative local water supply; water would be accessible to the Del Valle Water Treatment Plant (WTP) via one of the SBA turnouts.

Specific constraints for each of Zone 7's supplies are discussed below.

7.1.1.1.1 Imported Water: State Water Project

Two key constraints on imported water from the SWP are Delta conveyance and water quality. Each constraint is detailed below.

7.1.1.1.1.1 Delta Conveyance

Zone 7's long-term contract with DWR for SWP water provides Zone 7 access to Table A water (and Article 56c water or carryover), Article 21 water, Article 56d water, and Yuba Accord water. As an SWP contractor, Zone 7 is also able to use SWP facilities for conveying water transfers or exchanges of SWP water (from another contractor) or from another water agency outside of the SWP system. SWP water moves through the Delta before it is conveyed by the California Aqueduct and the SBA to Zone 7's water facilities.

The instability of the aging levees in the Delta (including their vulnerability to seismic events and climate change), regulatory uncertainty, water quality issues including saltwater intrusion, and the declining health of the Delta ecosystem all challenge the long-term reliability of the SWP and, more generally, the water conveyance capability of the Delta. These issues directly challenge the Tri-Valley's long-term water supply reliability since a majority of Zone 7's water supply is and will continue to be tied to the Delta and SWP system.

In 2018, DWR published their Delta Flood Emergency Management Plan, which provides strategies for responding to Delta levee failures. This plan includes a strategy to establish an emergency freshwater pathway from the central Delta along Middle River and Victoria Canal to the export pumps in the south Delta. The plan also includes the pre-positioning of emergency construction materials at existing and new stockpile and warehouse sites in the Delta. The plan has found that using pre-positioned stockpiles of rock, sheet pile and other materials, multiple earthquake-generated levee breaches and levee slumping along the freshwater pathway can be repaired in less than six months.

The DWR Delta Levees Subventions and Special Projects Programs have prioritized, funded, and implemented levee improvements along the emergency freshwater pathway and other water supply corridors in the central and south Delta. These efforts are complementary to the Delta Flood Emergency Management Plan, which, along with pre-positioned emergency flood fighting materials, ensures reasonable seismic performance of levees and timely pathway restoration after a severe earthquake.

Furthermore, Zone 7 and other SWP contractors are currently working with DWR and other key stakeholders to address the many complex issues undermining the Delta through the proposed DCP. The proposed new diversion structure in the northern Delta provides alternative intakes in case the Delta is affected by an earthquake, levee failure, or some other catastrophic event that impacts water quality and prevents pumping from the Delta. The DCP would also provide alternative intakes that could be used to minimize harm to endangered and threatened species in the Delta. DWR is working closely with regulatory and natural resource agencies to address regulatory uncertainty and protect the Delta ecosystem under an adaptive management framework based on the best available science. With these benefits, the DCP is expected to significantly alleviate constraints on SWP operation and provide more water supply reliability.

Zone 7 is also participating in the Los Vaqueros Reservoir Expansion project, which includes construction of the Transfer-Bethany Pipeline. This pipeline would provide an alternative means of conveying water supply to Zone 7 when the Delta is inaccessible. More details can be found in Chapter 6 of Zone 7's 2020 UWMP.

7.1.1.1.2 Water Quality

There are water quality concerns associated with transport through the Delta. In 1982, DWR formed the Interagency Delta Health Aspects Monitoring Program to monitor water quality in the Delta and protect human health. The program was renamed the Municipal Water Quality Investigations Program in 1990. From a municipal water supply perspective, water quality issues in the Delta are associated with salinity from seawater intrusion, wastewater effluent discharges, agricultural drainage from the islands, and recreational activities. Water quality issues of specific concern to Zone 7 are:

- *Algal byproducts* – Parameters of concern include compounds that cause taste and odor (T&O) and algal toxins. T&O is primarily a problem in the warmer months when algal blooms may be present. It can affect supplies from the Delta and from Lake Del Valle (which stores SWP water). Algae produce geosmin and 2-methylisoborneol, which are key T&O-causing compounds in surface water supply. Algal toxins derived from blue-green algae can also be a concern. Zone 7's new ozonation facilities (recently installed at the Del Valle WTP and scheduled for completion at the Patterson Pass WTP in 2022) effectively treat algal byproducts. Without ozonation, high levels of algal byproducts in both Delta and Lake Del Valle supplies may necessitate temporarily switching to groundwater supplies; blending of sources is also an option depending on the source of algal byproducts and severity.

- *Total and dissolved organic carbon (TOC/DOC)* – Zone 7 treats organic carbon with coagulant and disinfectant chemicals, and therefore higher levels of organic carbon increase costs. In addition, TOC/DOC help form disinfectant byproducts (DBPs), which are regulated compounds in drinking water. Historically, Zone 7’s WTPs have managed high TOC/DOC by increasing coagulant dosages. However, this operational change results in greater sludge production and limits plant production. The use of ozone reduces coagulant and chlorine demands, thus reducing typical chlorination DBPs; however, formation of ozonation DBPs such as bromate will need to be controlled.
- *Turbidity* – like TOC/DOC, turbidity affects the amount of chemicals used in treatment and Zone 7’s ability to meet drinking water standards. It also can reduce the production capacities of Zone 7’s WTPs, requiring increased groundwater production under high demands. Coagulant dosages can be adjusted to address high turbidity (which can happen after big storms), but if filters require more frequent backwashing, then production may be decreased.
- *Salinity or TDS* – salinity has significant impacts on SWP operations and the availability of water. To meet the salinity objectives in the Delta, water exports from the Delta may be restricted, reducing the amount of water supply available during certain times of the year. Salinity intrusion can be a problem during dry years, when there is insufficient freshwater to repel salinity. Sea level rise due to climate change is also expected to increase salinity in Delta. Finally, levee breaks—due to earthquakes and other factors—would result in significant saltwater intrusion from the Bay as water floods affected islands in the Delta that are below sea level.
- *Algal blooms* – in addition to T&O and the threat of algal toxins, algal blooms can significantly degrade filter performance through clogging. This reduces plant production capacities and could require supplemental groundwater use.

As noted above, Zone 7 will have state-of-the-art ozonation facilities at both of its WTPs in 2022, improving treatment of T&O, TOC/DOC, turbidity, and algal blooms and significantly increasing the surface water system’s reliability.

In 2008, the SBA contractors (ACWD, Valley Water, and Zone 7) developed the SBA Watershed Protection Program to protect water quality once the water from the Delta reaches the SBA. The primary objectives of the SBA Watershed Protection Program include developing a Watershed Management Program for the SBA system, including Lake Del Valle and Bethany Reservoir, and protecting local drinking water and water resources from identified contaminant sources (e.g., septic tanks) for urban, agricultural, recreational, and environmental uses.

7.1.1.1.2 Arroyo Valle and Lake Del Valle

ACWD and Zone 7 both have water rights to divert water from the Arroyo Valle. This water is captured and stored in Lake Del Valle, which is owned and operated by DWR. Since Lake Del Valle is used for water supply storage, flood control, and recreation, access to water from the lake needs to be coordinated with the lake’s other uses. Typically, DWR lowers the lake elevation after Labor Day for flood control purposes, allowing Zone 7 and ACWD to put runoff from the Arroyo Valle to beneficial use. In the summer months, lake elevations are raised for recreational purposes. Historically, access to Zone 7’s stored water in Lake Del Valle has not been problematic, unless there is an outage on the Del Valle Branch pipeline. Zone 7 closely coordinates use of Arroyo Valle water with both ACWD and DWR.

Water collected from the local watershed is protected under the SBA Watershed Protection Program Plan. In general, the water quality of Arroyo Valle runoff is good and does not affect the reliability of this water supply; however, as noted above, T&O can also affect supplies from Lake Del Valle. Zone 7 treats T&O using ozonation, although a switch to groundwater supplies is sometimes necessary under excessive levels of T&O compounds. Algal blooms in the lake can also reduce production capacities, though new ozonation facilities at the Del Valle WTP has significantly reduced the impact.

7.1.1.1.3 Chain of Lakes

The future Chain of Lakes will provide significant local storage, but uncertainty surrounds its complete transfer to Zone 7. Favorable economic conditions could extend gravel mining operations, and even after mining ceases, reclamation must occur. This could delay a full transition of the Chain of Lakes to Zone 7 to about 2060. Zone 7 continues to work closely with the mining companies and quarry operators so planning efforts can be coordinated.

With future completion of the Chain of Lakes Pipeline around 2025, Zone 7 can begin to use the available lakes to store imported or local surface water. This will also enhance groundwater recharge in the Main Basin.

7.1.1.1.4 Non-Local Storage

Access to banked water in Semitropic and Cawelo—both located downstream of Zone 7—requires exchange(s) with other SWP contractors located south of Kern County (e.g., Metropolitan Water District). There must be sufficient water flowing through the Delta and California Aqueduct system to facilitate these exchanges, which could be challenging during a drought. Furthermore, the banked water must be conveyed through the Delta, rendering this supply susceptible to the Delta disruptions described in Section 7.1.1.1.

During the recent drought, access to banked water became uncertain because of the historically low Table A allocation (leading to minimal amounts of water moving through the SWP) and the potential cessation of pumping in the Delta to control salinity intrusion. DWR was able to manage salinity so that Delta pumping could continue, and, with coordination among stakeholders including Zone 7, DWR prioritized the delivery of banked water to Zone 7 and other SBA contractors. Ultimately, even during the serious drought conditions in 2014 and the minimal 5 percent SWP allocation, Zone 7 was able to successfully recover almost 15,000 AF, or approximately 78 percent of the maximum recovery requested by Zone 7. In 2015, Zone 7 recovered approximately 18,000 AF from non-local storage.

Zone 7 will continue to coordinate closely with DWR, other SWP contractors, Semitropic, and Cawelo to ensure the future reliability of the banked water supplies.

Some of Semitropic's wells are affected by arsenic. This contaminant is currently being managed through treatment before the affected groundwater water is pumped into the California Aqueduct. Arsenic criteria have been established for this "pump-in" by the DWR Facilitation Group to mitigate any impacts to the downstream SWP contractors. Semitropic and the banking partners have developed a coordination process for discussing arsenic treatment. While the presence of arsenic in the Semitropic groundwater bank is likely to increase the cost of this water storage option, it is not likely to affect its overall reliability.

7.1.1.2 Groundwater

Chapter 6 of this plan details the issues affecting the City and Zone 7's use of the Main Basin, specifically water quality management and prevention of overdraft.

Zone 7 is actively implementing its Salt and Nutrient Management Plan. Salinity levels are being addressed primarily through groundwater pumping and demineralization using the MGDP in the Mocho wellfield. The facility simultaneously allows for the export of concentrated minerals or salts from the Main Basin while improving the water quality of treated water.

Zone 7 has several groundwater wells with naturally-occurring Cr(VI) concentrations near the MCL and PFAS above the notification limit. In response, Zone 7 is actively managing flows from the affected wells. Conditions are regularly monitored, and management actions may change in the future. A PFAS treatment facility is under consideration for construction based on pending regulations.

Zone 7 continues to study the groundwater basin and develop new tools (e.g., an improved groundwater model) to better understand the levels of groundwater extraction possible under various conditions while maintaining levels above the historical levels that have been reached in certain portions of the Main Basin ("historic lows"). Zone 7 also plans to augment its ability to recharge the Main Basin (e.g., through the Chain of Lakes) to increase local storage and allow for more pumping when necessary, which will improve both water supply reliability and salt management. Zone 7 plans to build an additional demineralization facility to continue to decrease the salt content of the Main Basin.

Finally, Zone 7 plans to build additional wells to allow for improved management of groundwater levels and to increase groundwater production capacity during droughts and surface water-related outages. A new booster pump station will improve Zone 7's ability to convey groundwater throughout Zone 7's service area and increase production capacity.

The City has a GPQ of 3,500 AFY from the Main Basin, which comprises approximately 20 percent of its water supply. The City may also carry over any unused portion of its annual GPQ up to a total of 700 AF. GPQ's for the Main Basin were determined based on the natural sustainable yield of the Main Basin. As such, the City's groundwater supply from its GPQ is considered reliable under all hydrologic conditions.

7.1.1.3 Recycled Water

The recycled water that the City receives comes from DSRSD's RWTF and the LWRP, which are described in Section 6.2.5.2. Both facilities produce Title 22 disinfected tertiary recycled water. The City anticipates no significant changes to the land uses in either DSRSD's or Livermore's wastewater service area; therefore, it does not anticipate any changes to the quality of the wastewater effluent used to produce recycled water. The City does not expect recycled water quality issues to impact its ability to reliably deliver recycled water to its customers.

On March 25, 2019, DERWA found that it cannot meet the combined peak demands and projected demands of its member agencies (DSRSD and EBMUD) and its retailer, the City. DERWA approved Resolution No. 19-3 (Appendix J) requesting that its member agencies take action to reduce recycled water demands and implement a connection moratorium. As discussed in Section 6.2.5.1.1, the City maintains the first right to use the secondary effluent produced from wastewater originating from the City's wastewater collection system for recycling. While the City's recycled water supply is limited by the secondary wastewater effluent from its service area, this supply is expected to meet the City's current and projected recycled water demands.

7.1.2 Year Type Characterization

The City’s potable water supply reliability and vulnerability are directly related to seasonal and climatic shortages that impact Zone 7’s water supplies. The quantity available from different supply sources varies annually depending on hydrologic conditions. Consequently, Zone 7 reviewed historical data and developed a projected yield for each water supply source (including the Main Basin) under three conditions: (1) normal water year, (2) single dry year, and (3) five-consecutive-year drought. Each condition is defined as follows:

- *Normal Water Year:* The year in the historical sequence most closely representing average runoff or allocation levels and patterns.
- *Single Dry Year:* The year in the historical sequence with the lowest annual runoff or allocation.
- *Five-Consecutive-Year Drought:* The driest five-year historical sequence.

Zone 7’s water supply reliability is used to represent the City’s available supplies during the above hydrologic conditions. The projected yield of Zone 7’s water sources under these three scenarios, as detailed in Zone 7’s 2020 UWMP, are summarized below.

In its 2020 UWMP, Zone 7 provides a basis of water year data table (DWR Table 7-1) for each of its water supply sources. For simplicity, this plan leaves DWR Table 7-1 blank and summarizes Zone 7’s base year information and water supply availability in Table 7-2 and Table 7-3, respectively.

Table 7-1. Basis of Water Year Data (Reliability Assessment) (DWR Table 7-1 Retail)

<input checked="" type="checkbox"/>	Quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. Location: Tables 7-2 and 7-3
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Table 7-2. Basis of Water Year Data for Zone 7 Supplies

Water Source	Normal Year	Single Dry Year	Five-Year Drought				
			Year 1	Year 2	Year 3	Year 4	Year 5
SWP – Table A	1965	2014	1987	1988	1989	1990	1991
SWP – Carryover	1965	2014	1987	1988	1989	1990	1991
Water Transfers	1965	2014	1987	1988	1989	1990	1991
Arroyo Valle	1919	1977	1987	1988	1989	1990	1991
Sites Reservoir	1965	2014	1987	1988	1989	1990	1991
BARDP and/or Potable Reuse	1965	2014	1987	1988	1989	1990	1991
From Storage							
Main Basin	1965	2014	1987	1988	1989	1990	1991
Semitropic	1965	2014	1987	1988	1989	1990	1991
Cawelo	1965	2014	1987	1988	1989	1990	1991
Chain of Lakes	1965	2014	1987	1988	1989	1990	1991

Source: Zone 7 2020 UWMP, Table 7-1 through Table 7-9

Table 7-3. Zone 7’s Water Supply Volume Available^(a)

Water Source	Normal Year	Single Dry Year	Five-Year Drought				
			Year 1	Year 2	Year 3	Year 4	Year 5
SWP – Table A ^(b)	43,500	4,000	16,900	8,100	54,000	10,500	16,100
SWP – Carryover ^(c)	10,000	15,500	15,500	2,800	1,800	1,800	1,800
Water Transfers ^(d)	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Arroyo Valle	5,500	0	1,700	1,500	1,500	1,500	1,500
Sites Reservoir ^(e)	10,000	15,300	16,800	17,700	16,300	15,900	15,800
BARDP and/or Potable Reuse ^(f)	5,000	5,000	5,000	5,000	5,000	5,000	5,000
From Storage							
Main Basin ^(g)	29,200	27,600	27,600	25,100	20,600	15,100	9,700
Semitropic ^(h)	13,000	6,500	10,000	10,000	10,000	10,100	10,100
Cawelo ^(h)	9,700	7,100	9,700	9,700	9,700	9,700	9,700
Chain of Lakes ⁽ⁱ⁾	10,100	8,300	8,800	7,900	6,900	6,000	5,200
Total	141,000	94,300	117,000	92,800	130,800	80,600	79,900
Percent of Normal	100%	66.9%	83.0%	65.8%	92.8%	57.2%	56.7%

Source: Zone 7 2020 UWMP, Table 7-1 through Table 7-9

- (a) Yields are shown in AFY.
- (b) Based on 2040 future SWP reliability Table A allocations.
- (c) Zone 7’s operational target is typically 10,000 AF for normal years.
- (d) Zone 7 is pursuing water transfer agreements for the period through 2030. Amounts may vary from year-to-year, but variability has not been quantified.
- (e) Supplies from Sites Reservoir are assumed to be available by 2030.
- (f) Supplies from these sources are assumed to be available by 2030.
- (g) These are estimated available supplies, not necessarily what would be pumped. Zone 7’s typical operational target is around 9,200 AF for normal years.
- (h) Semitropic and Cawelo available supplies are typically not used during normal years.
- (i) The Chain of Lakes Pipeline, which provides access to water stored in the Chain of Lakes, is assumed to be completed around 2025. Water stored in the Chain of Lakes is assumed to be available by 2030 and would not be used during normal years.

7.1.3 Water Service Reliability

This section presents comparisons of projected water supplies and demands from 2025 through 2045 under the following hydrologic conditions: normal year, single dry year, and five consecutive dry years. The City’s projected demands are presented in Chapter 4, while supply sources are described in Chapter 6. Unless otherwise noted, it is assumed demand projections will not change with hydrologic conditions. In other words, demands are assumed to be unconstrained unless they are limited by available supplies.

7.1.3.1 Water Service Reliability – Normal Year

The City’s normal year supplies include:

- Purchased supplies from Zone 7
- 3,500 AFY of groundwater pumped by the City from the Main Basin
- Between 1,500 and 1,800 AFY of recycled water

Table 7-4 shows that in normal years, the City’s supplies are adequate to meet projected demands.

Table 7-4. Normal Year Supply and Demand Comparison (DWR Table 7-2 Retail)

	2025	2030	2035	2040	2045 (Opt)
Supply totals (autofill from Table 6-9)	18,240	18,889	19,387	20,036	20,036
Demand totals (autofill from Table 4-3)	18,240	18,889	19,387	20,036	20,036
Difference	0	0	0	0	0
NOTES: Volumes are in AF. Table references refer to DWR table numbers.					

7.1.3.2 Water Service Reliability – Single Dry Year

In Chapter 7 of its 2020 UWMP, Zone 7 has indicated it can meet retailer demands during single dry years through 2045. Therefore, Zone 7 supplies to the City are assumed to equal the City’s projected potable water demands after accounting for the City’s GPQ. Recycled water supply is assumed to be unaffected by the dry condition. Table 7-5 shows that the City’s supplies are adequate to meet projected demands during single dry years.

Table 7-5. Single Dry Year Supply and Demand Comparison (DWR Table 7-3 Retail)

	2025	2030	2035	2040	2045 (Opt)
Supplies					
Zone 7	13,240	13,739	14,237	14,736	14,736
Groundwater	3,500	3,500	3,500	3,500	3,500
Recycled Water	1,500	1,650	1,650	1,800	1,800
Supply totals	18,240	18,889	19,387	20,036	20,036
Demands					
Potable Water	16,740	17,239	17,737	18,236	18,236
Recycled Water	1,500	1,650	1,650	1,800	1,800
Demand totals	18,240	18,889	19,387	20,036	20,036
Difference	0	0	0	0	0
NOTES: Volumes are in AF.					

7.1.3.3 Water Service Reliability – Five Consecutive Dry Years

In Chapter 7 of its 2020 UWMP, Zone 7 has indicated it can meet retailer demands during five-year droughts beginning in 2025, 2030, 2035, 2040 and 2045. Therefore, Zone 7 supplies to the City are assumed to equal the City’s projected potable water demands after accounting for the City’s GPQ, which is expected to remain at 3,500 AFY in each year of a five-year drought. Recycled water supplies are also assumed to be unaffected by dry conditions.

Table 7-6 shows that the City’s supplies are adequate to meet projected demands during five-year droughts through the planning period. For interim years (e.g., 2021-2024, 2026-2029), potable and recycled water demands are linearly interpolated between the values shown in Table 7-5.

Table 7-6. Multiple Dry Years Supply and Demand Comparison (DWR Table 7-4 Retail)

		2025*	2030*	2035*	2040*	2045* (Opt)
First year	Supply totals	18,240	18,889	19,387	20,036	20,036
	Demand totals	18,240	18,889	19,387	20,036	20,036
	Difference	0	0	0	0	0
Second year	Supply totals	18,370	18,988	19,517	20,036	20,036
	Demand totals	18,370	18,988	19,517	20,036	20,036
	Difference	0	0	0	0	0
Third year	Supply totals	18,499	19,088	19,647	20,036	20,036
	Demand totals	18,499	19,088	19,647	20,036	20,036
	Difference	0	0	0	0	0
Fourth year	Supply totals	18,629	19,188	19,776	20,036	20,036
	Demand totals	18,629	19,188	19,776	20,036	20,036
	Difference	0	0	0	0	0
Fifth year	Supply totals	18,759	19,287	19,906	20,036	20,036
	Demand totals	18,759	19,287	19,906	20,036	20,036
	Difference	0	0	0	0	0
*Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.						
NOTES: Volumes are in AF and include both recycled and potable water.						

7.1.4 Water Management Tools and Options

The City and Zone 7 coordinate to increase regional supply reliability and reduce reliance on water imports. The City focuses on demand reduction, specifically prioritizing water conservation and encouraging recycled water use. Zone 7 supports these efforts by the City while also evaluating new supply options (including potable reuse and brackish water desalination) and optimizing and expanding local storage.

In addition, Zone 7 is a member of the Bay Area Regional Reliability (BARR) partnership, which brings together eight Bay Area water agencies to improve regional water supply reliability. Besides Zone 7, these agencies include ACWD, SFPUC, the Bay Area Water Supply and Conservation Agency (BAWSCA), CCWD, EBMUD, Marin Municipal Water District (MMWD), and VW. The BARR partners have agreed to work cooperatively to address water supply reliability concerns and drought preparedness on a mutually beneficial and regionally focused basis. Near- and long-term joint water supply reliability projects may be evaluated through BARR, such as use of the capacity of existing facilities, changes to infrastructure (including new interties, recycled water, water conservation, expanded treatment, regional desalination, and water transfers and exchanges), and other projects or institutional arrangements that encourage a regional approach to achieving water supply reliability in the Bay Area.

As part of its existing CIP, Zone 7 is planning to construct a reliability intertie with another major water agency (e.g., EBMUD or SFPUC) to help mitigate some of the risk during a major water supply interruption from the Delta and to create opportunities for transfers/exchanges. This intertie could allow Zone 7 to acquire emergency water supplies to help meet minimum health and safety water supply needs during a major Delta outage, assuming the partnering agency has available supply and the transmission capacity available during the emergency period. A conceptual 24- to 30-inch diameter intertie with EBMUD could connect to the west side of Zone 7's transmission system and convey up to 10 to 15 MGD of supply. Additional wells would also increase access to local groundwater and improve its management, while a new booster pump station would improve conveyance of groundwater across the Tri-Valley. The new Chain of Lakes Pipeline would allow for access to water stored locally in the Chain of Lakes.

7.2 DROUGHT RISK ASSESSMENT

In accordance with CWC Section 10612, urban water suppliers must conduct a DRA, which evaluates the risk of a severe drought occurring for the next five consecutive years (2021-2025). Supply conditions for the DRA are based on the five driest consecutive years on record, with adjustments to consider plausible changes in climate, regulations, and other locally applicable criteria.

This section reviews the data and methods used to define the DRA water shortage condition and evaluates each water source's reliability under the proposed drought condition. Finally, total water supplies during the five-year drought are compared to projected demands, accounting for any applicable supply augmentation or demand reduction measures available to the City.

7.2.1 Data, Methods, and Basis for Water Shortage Condition

The water shortage condition for the DRA is the same as the five-year drought presented in Section 7.1.2. Since the DRA can be updated outside of the five-year UWMP cycle, a summary of the data and basis for the water shortage condition is provided in this section.

As presented in Chapter 7 of Zone 7’s 2020 UWMP, the DRA assumes 5, 11, 60, 13, and 25 percent Table A allocations for 2021-2025, respectively. Data for 2021 reflect current projected available supplies, while the last four years reflect the last four years of the multiple-dry year scenario previously discussed. Zone 7’s supply projections are based on existing facilities and the expected availability of supplies from various sources given the constraints previously described.

7.2.2 DRA Water Source Reliability

Table 7-7 summarizes Zone 7’s available supplies for each year of the DRA. In addition to potable water supplies from Zone 7, the City is expected to produce 3,500 AFY of groundwater in each year of the drought. For the DRA, recycled water supplies are assumed to be sufficient to meet recycled water demands.

Supply Source	Available Supply, AFY				
	2021	2022	2023	2024	2025
SWP Table A ^(a)	4,000	8,900	48,400	10,500	20,200
SWP Carryover	8,900	10,300	9,600	12,800	9,900
Water Transfers ^(b)	10,000	6,000	5,000	6,000	8,000
Arroyo Valle ^(c)	700	700	6,900	6,900	2,700
Main Basin	13,200	13,200	11,000	10,000	11,000
Semitropic	9,100	9,100	0	9,100	9,100
Cawelo	10,000	10,000	0	5,000	1,900
Total	55,900	58,200	80,900	60,300	62,800

(a) Assumes 5, 11, 60, 13, and 25 percent Table A allocations from 2021 through 2025, respectively. 2021 reflects current projected available supplies, while 2022 through 2025 reflect the last four years of a multiple-dry year scenario.
 (b) Includes Yuba Accord transfers.
 (c) Includes carryover and current year’s yield.

7.2.3 Total Water Supply and Use Comparison

In Chapter 7 of its 2020 UWMP, Zone 7 has indicated it can meet retailer demands during a five-year drought beginning in 2021. Therefore, Zone 7 supplies are assumed to equal the City’s projected potable water demands after accounting for the City’s GPQ (3,500 AFY). Recycled water demands were estimated by linearly interpolating between actual 2020 use and projected demands for 2025.

As shown in Table 7-8, during a five-year drought beginning in 2021, the City’s supplies are adequate to meet projected demands through 2025, even without water conservation. However, the City may still prioritize water conservation under such drought conditions to reduce demand and conserve supply for potentially future dry years.

**Table 7-8. Five-Year Drought Risk Assessment Tables to Address Water Code Section 10635(b)
(DWR Table 7-5)**

2021		Total
Total Water Use		16,528
Total Supplies		16,528
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit		
WSCP - use reduction savings benefit		
Revised Surplus/(shortfall)		0
Resulting % Use Reduction from WSCP action		0%
2022		
Total		Total
Total Water Use		17,577
Total Supplies		17,577
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit		
WSCP - use reduction savings benefit		
Revised Surplus/(shortfall)		0
Resulting % Use Reduction from WSCP action		0%
2023		
Total		Total
Total Water Use		17,801
Total Supplies		17,801
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit		
WSCP - use reduction savings benefit		
Revised Surplus/(shortfall)		0
Resulting % Use Reduction from WSCP action		0%
2024		
Total		Total
Total Water Use		18,016
Total Supplies		18,016
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit		
WSCP - use reduction savings benefit		
Revised Surplus/(shortfall)		0
Resulting % Use Reduction from WSCP action		0%
2025		
Total		Total
Total Water Use		18,240
Total Supplies		18,240
Surplus/Shortfall w/o WSCP Action		0
Planned WSCP Actions (use reduction and supply augmentation)		
WSCP - supply augmentation benefit		
WSCP - use reduction savings benefit		
Revised Surplus/(shortfall)		0
Resulting % Use Reduction from WSCP action		0%

CHAPTER 8

Water Shortage Contingency Plan

This chapter summarizes the City's WSCP, seismic risk to City facilities, and WSCP adoption procedures. To allow for WSCP updates to be made outside of the UWMP preparation process, the City's WSCP is included in this plan as Appendix K.

8.1 WATER SHORTAGE CONTINGENCY PLANNING BACKGROUND

Water shortages occur whenever the available water supply cannot meet the normally expected customer water use. This can be due to several reasons, including significant population growth, climate change, drought, and catastrophic events. Drought, regulatory actions, and natural and manmade disasters may occur at any time. A WSCP presents how an urban water supplier plans to respond to a water shortage condition and helps prevent catastrophic service disruptions.

The 2018 Water Conservation Legislation set new requirements for water shortage contingency planning; the City's WSCP has been updated to be consistent with these requirements.

8.2 CITY WATER SHORTAGE CONTINGENCY PLAN

The City's WSCP describes its strategic plan for preparing and responding to water shortages. The WSCP includes water shortage stages and associated shortage response actions, as well as the City's legal authorities, communication protocols, compliance and enforcement, and monitoring and reporting.

The City's WSCP is included in this plan as Appendix K to allow for updates outside of the UWMP preparation process. The City intends for its WSCP to be dynamic, so that it may assess response action effectiveness and adapt to foreseeable and unforeseeable events. When an update to the WSCP is proposed, the revised WSCP will undergo the process described in Section 8.4.

8.3 SEISMIC RISK ASSESSMENT AND MITIGATION PLAN

CWC §10632.5(a) requires that UWMPs include a seismic risk assessment and mitigation plan to assess and mitigate a water system's seismic vulnerabilities. A Local Hazard Mitigation Plan (LHMP) may be incorporated in this UWMP to meet this requirement if they address seismic risk. In coordination with Livermore and the City of Dublin (Dublin), the City developed a regional LHMP, which, among other hazards, addresses seismic risks for water infrastructure. The *2018 Tri-Valley Local Hazard Mitigation Plan* (2018 LHMP) was adopted by Livermore, Dublin, and the City during the summer of 2018. It is available on the City's website²¹, and is incorporated into this UWMP by reference. The Federal Emergency Management Agency (FEMA) found the 2018 LHMP in conformance with Title 44 Code of Federal Regulations Part 201.6 Local Mitigation Plans.

²¹ Tetra Tech, 2018. *Tri-Valley Local Hazard Mitigation Plan*.

http://www.cityofpleasantonca.gov/gov/depts/cd/planning/plans_n_programs/tri_valley_hazard_mitigation_plan.asp

Earthquakes are common, relatively well-tracked, and studied in California. While California experiences hundreds of earthquakes each year, most are below 3.0 on the Richter Scale (i.e., magnitude 3.0) and cause minimal damage. The United States Geological Survey (USGS) roughly defines strong earthquakes (which can cause moderate damage to structures) as measuring greater than 5.0 on the Richter Scale, while major earthquakes measure more than 7.0 on the Richter Scale. In California, strong earthquakes occur every two to three years, and major earthquakes occur once a decade.

The Calaveras, Greenville, Hayward, and Mt. Diablo faults are in the vicinity of the Tri-Valley region. A 2016 report²² by the USGS estimated the probabilities for magnitude-6.7 (or larger) earthquakes on major fault lines in the San Francisco Bay Area by the year 2043. The Hayward Fault has a 33 percent chance of one or more earthquakes of magnitude-6.7 or larger by 2043, while the Calaveras Fault has a 26 percent chance of one or more such earthquakes in that timeframe. The Greenville and Mt. Diablo faults each have a 16 percent chance of one or more earthquakes of magnitude-6.7 or larger by 2043.

The 2018 LHMP evaluated the impact of earthquakes on critical facilities and infrastructure using a Hazus analysis. Results for utilities infrastructure (including water system facilities) are presented in terms of level of damage and time to return to functionality. There are five damage levels (no damage, slight damage, moderate damage, extensive damage, and complete damage) and six time increments (1, 3, 7, 14, 30, and 90 days). Results are categorized by earthquake location; there are separate scenarios for earthquakes on each of the Calaveras, Greenville, Hayward, Mt. Diablo, and San Andreas faults.

According to the 2018 LHMP, earthquakes on the Hayward and Calaveras faults would be most significant. In its earthquake analysis, the 2018 LHMP identified 120 critical utility facilities (i.e., providing water, electricity, and communications service) in the Tri-Valley region. Over 80 percent of utility facilities would experience at least moderate damage for an earthquake on the Hayward Fault, while approximately 44 percent would be at least moderately damaged by a Calaveras Fault earthquake. For earthquakes on the other faults analyzed (Greenville, Mt. Diablo, San Andreas), this number is below 15 percent. Seven days after an earthquake on the Hayward Fault, one of these facilities has an approximately 52 percent chance of being fully functional. This increases to approximately 84 percent for an earthquake on the Calaveras Fault and above 92 percent for earthquakes on the Greenville, Mt. Diablo, and San Andreas faults.

Table 18-3 of the 2018 LHMP summarizes alternatives for mitigating the earthquake hazard on personal, corporate, and government scales. Mitigation options potentially applicable to the City include the following:

- Locate critical facilities outside hazard area where possible
- Harden infrastructure
- Provide redundancy for critical functions
- Include retrofitting and replacement of critical system elements in capital improvement plan
- Warehouse critical infrastructure components such as pipe materials
- Develop and adopt a continuity of operations plan

²² U.S. Geological Survey (USGS), 2016. *Earthquake Outlook for the San Francisco Bay Region 2014-2043*. <https://pubs.usgs.gov/fs/2016/3020/fs20163020.pdf>

The City has implemented efforts in addressing its facilities' seismic vulnerabilities. In accordance with America's Water Infrastructure Act (AWIA), the City completed a Risk and Resilience Assessment (RRA) of its water system in December 2020. The RRA systematically evaluated the City's assets, threats, and risks, as well as countermeasures that might be implemented to minimize overall risk to the system. To ensure the security of the City's water system, the RRA is retained by the City as a confidential document.

8.4 WATER SHORTAGE CONTINGENCY PLAN ADOPTION, SUBMITTAL, AND AVAILABILITY

This WSCP (Appendix K) is adopted concurrently with the City's 2020 UWMP, by separate resolution. A copy of the resolution is included in Appendix L. Prior to adoption, a duly noticed public hearing was conducted. A copy of the WSCP will be submitted to DWR within 30 days of adoption.

No later than 30 days after submittal to DWR, copies of this WSCP will be available at the City's Operations Service Center and the Pleasanton Public Library. Copies will also be provided to Alameda County and Zone 7. An electronic copy of the WSCP will also be available for public review and download on the City's website.

The City's WSCP is an adaptive management plan and is subject to refinements as needed to ensure that the City's shortage response actions and mitigation strategies are effective and produce the desired results. When a revised WSCP is proposed, the revised WSCP will undergo the process described in this section for adoption by the City Council and distribution to Alameda County, Zone 7, and the general public.

CHAPTER 9

Demand Management Measures

The City implements demand management measures (DMMs) to sustainably manage its water resources. If not mitigated, an increase in water demand and/or changes in water supplies due to climate change and other factors reduce water reliability. Implementing DMMs can help improve water service reliability and help meet City and State water conservation goals. This chapter describes the City's historical and existing water conservation program, status of DMMs, and projected future implementation of water conservation measures.

In previous UWMPs, a substantial amount of data was required to document a water supplier's progress in implementing fourteen specific DMMs. In 2014, Assembly Bill 2067 simplified, clarified, and updated reporting requirements for DMMs. Focus turned away from detailed descriptions of each of the fourteen DMMs and turned to key water conservation measures that are being implemented to achieve SB X7-7 water use targets. For retail agencies like the City, the number of DMMs was reduced from fourteen to six (plus an "other" category). A narrative description of the status of the DMMs and how the DMMs help the water supplier achieve its water efficiency goals are required. Detailed data are not required.

9.1 WATER CONSERVATION PROGRAM OVERVIEW

The City has long been committed to reducing the demand for potable water through conservation and has recently implemented a recycled water program to offset potable water demands. The City's customers have responded positively to these conservation programs. In this chapter, narrative descriptions addressing the nature and extent of each DMM implemented over the past five years (2016-2020) are provided. Planned or continued implementation of each of the DMMs are also discussed.

The City's SB X7-7 per capita water use target for 2020 was confirmed to be 197 GPCD in its 2015 UWMP. The DMMs that the City has implemented have allowed it to meet its target. As shown in Chapter 5, the City's overall per capita water use in 2020 was 159 GPCD.

9.2 EXISTING DEMAND MANAGEMENT MEASURES FOR RETAIL SUPPLIERS

The City is required to provide a description of the DMM's associated with the following:

- Water waste prevention ordinances
- Metering
- Conservation pricing
- Public education and outreach
- Programs to assess and manage distribution system real loss
- Water conservation program coordination and staffing support

The City is also required to describe any other DMMs it has implemented that have had significant impact on water use.

This section describes existing water conservation programs and those planned to be implemented in the future. For each DMM, the current program is described, followed by a description of how the DMM was implemented over the previous five years and future implementation plans.

The City anticipates continuing and possible expansion of its water conservation program to meet the upcoming new legislative regulatory requirements under the *Making Water Conservation a California Way of Life* plan currently under development.

9.2.1 Water Waste Prevention Ordinances

9.2.1.1 DMM Description

The City prohibits water waste within its service area, as defined by PMC §14.04.060 with permanent wasteful water use violations of water service. In 1991, the City approved Ordinance No. 1508, which added Chapter 9.30 of the PMC and established water conservation stages and prohibitions to prevent water waste. In March 2014, City Council approved a significant update to PMC Chapter 9.30, which updated the definitions of water shortage stages with associated levels of water rationing, the expected water conservation measures under each stage, and prohibitions of wasteful water use when the chapter is in effect.

A water shortage emergency can be declared by either the City Manager or by resolution of the City Council. As described in Chapter 8, a water shortage can expand the City's water use restrictions, depending on the shortage stage as defined in the City's Water Management Plan.

9.2.1.2 Implementation over the Past Five Years to Achieve Water Use Targets

To protect and preserve the community water supply, eliminating water waste is always essential, regardless of the water supply level. Therefore, PMC Chapter 14.04 defines wasteful water use as violations of water service. To incorporate the importance of recycled water as an alternative to landscape irrigation service within the City's recycled water distribution system, PMC Section 14.04.060 was updated in February 2018 to include a new definition of water waste: use of potable water for outdoor landscaping through a dedicated irrigation meter within the City's recycled water use area. The City's current definitions of water waste include:

1. Use of potable water between 9:00 a.m. and 6:00 p.m. to irrigate grass, lawns, groundcover, shrubbery, crops, vegetation, and trees, with the exception of hand watering and drip irrigation.
2. The application of potable water to outdoor landscaping in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots or structures.
3. Use of potable water to irrigate outdoor landscaping during and within 48 hours after measurable rainfall.
4. Use of potable water to wash down sidewalks, walkways, driveways, parking lots, open ground or other hard surface areas by the direct application of water thereto, unless needed for health or safety reasons.
5. Use of potable water in non-recirculating decorative ponds, fountains and other water features, with the exception of child water-play features.
6. Allowing potable water to escape from breaks within the person or consumer's plumbing system for more than eight hours after the person or consumer is notified or discovers the break.

7. Use of potable water for outdoor landscaping through a dedicated irrigation meter within the City's recycled water use area unless exempted by the director of operations and water utilities for existing water customers, or City Engineer for new development.

In addition to the above water waste prohibitions, the City expanded water conservation regulations in a June 2016 update to PMC Chapter 9.30 (Water Management Plan). To protect water resources, these additional regulations apply even during normal supply conditions and include:

8. The use of potable water for washing vehicles and/or machinery from a hose equipped with a shutoff nozzle is permitted as long as water does not enter the storm drain system.
9. Reduce other interior or exterior uses of water to minimize or eliminate excessive runoff or waste.
10. Restaurants shall serve water to their customers only when specifically requested.
11. Operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily. The hotel or motel shall prominently display notice of this option in each guestroom using clear and easily understood language.
12. The use of water for construction activities should utilize recycled water, rather than potable water. Such use shall occur in a manner that does not result in runoff or illicit discharge into the storm drain system.
13. Commercial power washing should utilize recycled water, in a manner that does not result in water discharging into the storm drain system.
14. Pools should remain covered when not in use to prevent evaporation, and should be equipped with recirculating pump(s).
15. The use of potable water in non-recirculatory ponds, fountains, and other decorative water features is prohibited.

9.2.1.3 Plans for Continued Implementation

Implementation of this DMM is ongoing and expected to help the City achieve its water use targets by minimizing nonessential water uses so that water is available for human consumption, sanitation, and fire protection.

9.2.2 Metering

9.2.2.1 DMM Description

All known water connections within the City's service area are metered, and all customer sectors are billed by volume of use, as discussed in Section 9.2.3.

Between 2016 and 2017, the City implemented an Advanced Metering Infrastructure (AMI) project, which included replacing most small and large water meters. To date, the AMI project converted 96.8 percent of the City's 22,369 meters to an Aclara AMI system. Following installation, the City performed an audit investigation to verify meter read validity from the new AMI system. The AMI project increased meter accuracy due to the replacement of older meters that naturally decline in performance over time.

The City plans to convert the approximately 700 remaining non-AMI meters to AMI over the next 5 years. The final conversion poses some challenges because most of the non-AMI meters are located in areas difficult to reach with a fixed base radio data collection system. Also, as funding allows, meters are replaced within the system based on their service length, with the oldest meters receiving replacement priority.

The City continues to monitor water meters for accuracy through unusual consumption trends in the billing software and AMI reporting. Meters that are stuck or are showing high degrees of variability are flagged for inspection and/or replacement.

9.2.2.2 Implementation over the Past Five Years to Achieve Water Use Targets

In 2017, following the citywide meter replacement and the implementation of the AMI system, the City launched a customer water portal that allows customers to view their hourly water usage in near real time, as well as sign up to receive automated potential leakage notifications when the system detects continuous consumption over a specific threshold of time. For customers not receiving potential leakage notifications (including those not registered on the portal), water conservation staff reviews AMI reports on a weekly basis to identify meters showing constant consumption. Customers with meters exceeding a specific threshold are sent notification by email, phone, or regular mail.

9.2.2.3 Plans for Continued Implementation

Implementation of this DMM is ongoing and expected to help the City achieve its water use targets by providing accurate and timely water use information to the customer and the City. It also helps customers make informed decisions about their water consumption. Future plans include continued customer outreach on the availability of the customer water portal to receive automatic alerts of potential leaks, as well as continued customer education on how to use the water portal to view and keep track of customer water use.

9.2.3 Conservation Pricing

9.2.3.1 DMM Description

The City's water rate structure encourages conservation by incorporating a volumetric charge in addition to the fixed meter charge. Consequently, water usage reductions directly reduce cost to the metered customer, while excessive water use results in increased costs. Lastly, to encourage recycled water use, the City's recycled water rate is set at 90 percent of the potable water irrigation rate.

9.2.3.2 Implementation over the Past Five Years to Achieve Water Use Targets

9.2.3.2.1 Potable Water Rates

The City's potable water rates include a fixed meter charge based on the size of the water meter and a consumption charge based on the quantity of water used. The City has billed single-family residential customers based on an inclining block rate structure since 1980. Potable water rates include the following components: Zone 7 water costs, distribution costs, a recycled water surcharge, and capacity expansion costs. The City's current water rates are available on the City's website: www.cityofpleasantonca.gov, under Government/Operations Services/Customer Service/Utility Billing.

The Zone 7 water rate is provided to the City and is a direct pass through to the City's customers. The City does not determine this rate, which is subject to change at least each January 1. The fixed meter charge and the distribution charges are subject to annual consumer price index changes effective January 1, and the Zone 7 rate is subject to changes by the Zone 7 Board.

9.2.3.2.2 Recycled Water Rates

As described in previous chapters of this 2020 UWMP, the City purchases and delivers recycled irrigation water to commercial customers in various areas within its service area. The City is in the process of expanding its recycled water system to expand irrigation service. Recycled water rates are available on the City's website (www.cityofpleasantonca.gov) and are based on the costs associated with providing recycled water service, purchases from DERWA and Livermore, and delivering water through its distribution system.

The City's recycled water rate is set at 90 percent of the potable irrigation rate. As potable water rates are adjusted based on changes in the annual Consumer Price Index (CPI) and in Zone 7's wholesale water rates, the recycled water rate will adjust to remain at 90 percent of the potable irrigation water rate. Each December, customers will be notified of the rate that will be effective January 1 of the following year.

9.2.3.3 Plans for Continued Implementation

Implementation of this DMM is ongoing and expected to help the City achieve its water use targets by ensuring water customers pay the true cost of water and to adequately fund water system operations and maintenance, including repair and replacement programs and water conservation programs.

9.2.4 Public Education and Outreach

9.2.4.1 DMM Description

The City has been actively involved in providing the community with information and education on the value of water and water conservation for many years. This includes participating at local events, such as green fairs, corporate fairs, school events and farmers markets, hosting and co-hosting water-wise workshops, and meeting with business leaders and corporate green teams to discuss and answer questions on water efficiency. Brochures, handouts, model displays, and general discussion are offered during events to the general public.

The City is part of the Tri-Valley Water Conservation Task Force, which promotes the WaterSense program's "Fix a Leak Week" campaign each year to raise awareness of water leaks inside the home and the amount of water wasted from such leaks each year. During Fix a Leak Week, Zone 7 and the local water retailers encourage customers to fix common leaks (faucets, toilets and showerheads) and educate the public on the value of water efficiency and the meaning of the WaterSense label.

The City's Water Conservation Program provides guidance to internal staff to ensure effective communication with the public on matters of water conservation and programs that are available to the public to increase water efficiency. Water conservation programs include high-efficiency washer rebates, water efficient landscape rebates, weather-based irrigation controller rebates, water-efficient irrigation rebates for irrigation customers, and controller assistance program service visits. These programs are discussed in more detail in Section 9.2.7.

9.2.4.2 Implementation over the Past Five Years to Achieve Water Use Targets

As detailed in Section 9.2.2.1, between 2016 and 2017 the City prioritized the implementation of AMI with interconnection to a customer water portal. Since these systems were implemented, an important part of the City's Water Conservation outreach efforts has included educating customers on how to use the customer water portal to monitor their water use and sign up for automatic leak notifications. This allows customers to investigate for potential leaks quickly, greatly reducing their water use through unknown leaks.

In addition, Water Conservation staff works with the City's Public Information Officer to post seasonal water efficiency messaging on social media platforms and the City's website. The City's main water conservation website (PleasantonWaterConservation.com) provides water customers with water efficiency information and upcoming events and learning opportunities on water efficiency.

In response to the COVID-19 pandemic in 2020, in-person outreach events were canceled. Some events transitioned to virtual platforms, including Gardening with Natives, a joint-hosted event between Zone 7 and other Zone 7 retailers, and water-efficiency trainings conducted by the Bay Area Water Supply and Conservation Agency.

9.2.4.3 Plans for Continued Implementation

Implementation of this DMM is ongoing and expected to help the City achieve its water use targets by educating water users about the importance of improving water use efficiency and avoiding water waste.

9.2.5 Programs to Assess and Manage Distribution System Real Loss

9.2.5.1 DMM Description

The City measures water pressure at entry points (i.e., turnouts and groundwater wells) and booster stations within its distribution system. Tank levels are also measured within the distribution system. All measurements are continuously monitored by the City's Supervisory Control and Data Acquisition (SCADA) system to indicate any unusual activity or trends that could indicate water loss. Identified distribution system leaks are repaired by trained staff who are available 24 hours a day.

9.2.5.2 Implementation over the Past Five Years to Achieve Water Use Targets

As described in Chapter 4 of this plan, the City conducts an annual audit of production versus consumption to determine water losses (see Appendix F). The City's calendar year 2020 audit is in progress, but water loss estimated from production and billing data was approximately 8.8 percent.

9.2.5.3 Plans for Continued Implementation

The City will continue to perform water system audits, the accounting of water losses vs. system input, and leak detection programs. Water system audits and leak detection activities are performed on an ongoing, year-round basis.

Implementation of this DMM is expected to help the City achieve its water use targets and comply with future water loss standards by quickly identifying sources of water loss so repairs can be made and losses minimized.

9.2.6 Water Conservation Program Coordination and Staffing Support

9.2.6.1 DMM Description

Since the 1990s, the City has staffed one to two temporary, 1,000-hour and/or 1,500-hour water conservation interns or assistants. This position devotes 100 percent of their time to water conservation. In 2011, the City hired a half-time Water Conservation Manager. Duties performed by the Water Conservation Manager include:

- Coordination and oversight of conservation programs
- Coordination of joint programs with Zone 7, the retailers, and outside agencies
- Communication of water conservation issues to management
- Preparation and submittal of reports to various parties
- Preparation and updates of water conservation plan

In 2015, a full-time Water Conservation Technician was also added to assist with the above activities, as well as provide irrigation surveys to customers. The Water Conservation Technician is also a certified cross-connection specialist and provides coverage testing and cross connection testing assistance to irrigation customers converting to recycled water. Recently, to reflect the incorporation of the water conservation and recycled water programs under the Environmental Services Division, a new position classification was developed and approved, Environmental Services Specialist (ESS), which assumes the same responsibilities as the Water Conservation Technician classification, as well as additional environmental compliance functions. Two ESS positions will now provide support to the City's water conservation and recycled water programs to address the transition of the Water Conservation Manager to the Environmental Services Manager, following the recent Environmental Services Division reorganization.

Additional City staff are also responsible for DMM program implementation. Customer Service Center staff provide general water conservation program information to customers and refers customers to Water Conservation Program staff for further assistance with water rebates and other water conservation programs. The Managing Director of Utilities and Environmental Services is responsible for the managing oversight of the following: system water audits, leak detection, and repair; metering with commodity rates for all new connections and retrofit of existing connections; and participates in conservation pricing.

9.2.6.2 Implementation over the Past Five Years to Achieve Water Use Targets

Following departmental strategic planning, in 2018 the Environmental Services Division (ESD) was formed within the City's Operations Services Department. Staff supporting Water Conservation, Recycled Water regulations, and Environmental Compliance all fall under the ESD. The Environmental Services Manager directly oversees each of these areas. The integration between these programmatic areas helps to ensure recycled water inclusion into the City's overall water conservation strategy, as well as the integration of public outreach education interconnection between the conservation of water and clean water program.

9.2.6.3 Plans for Continued Implementation

Implementation of this DMM is ongoing and is expected to help the City achieve its water use targets by making water conservation and implementation of the City's water conservation program a priority among City employees.

9.2.7 Other Demand Management Measures

In addition to the six DMMs described above, the City also implements the following programs:

- Water-Efficient Landscape Program
- Controller Assistance Program
- Free indoor Water-efficient Device Program
- Free water Conservation Lavatory Signs
- Rebate Programs
- Recycled Water Program

These programs have all been active within the last five years and help the City achieve its water use targets by incentivizing customers to increase water efficiency. Each program is described below.

9.2.7.1 Water-Efficient Landscape Program

The City offers \$0.25 per square foot to residential customers and \$0.50 per square foot to irrigation customers who replace existing front lawns or sidewalk visible lawns with water-efficient, drought tolerant landscaping. This rebate program can be combined with Zone 7's Water-Efficient Lawn Conversion Rebate, such that customers can get up to \$1,000 (Residential) or \$5,500 (Commercial/Irrigation) by participating in both programs.

Irrigation meter customers participating in the City's Water-Efficient Landscape Program are eligible for rebates towards qualifying water efficient irrigation equipment utilized on the converted landscape area. Refer to Section 9.2.7.5.2 for details.

9.2.7.2 Controller Assistance Program

The City offers free controller assistance visits to residential and non-residential water customers. This service includes a walkthrough site/irrigation system evaluation of the customer's property and irrigation controller programming assistance. The Controller Assistance Program is open to all water customers with landscaping that are responsible for the property water bill.

In response to the COVID-19 crisis, in 2020 the Controller Assistance Program transitioned into "virtual service visits." Utilizing video calling, water conservation staff continue to provide this service to City water customers upon request.

9.2.7.3 Free Indoor Water-Efficient Device Program

Homes built prior to 1992 may not have water-efficient indoor plumbing, such as low flow showerheads, low flush toilets, or faucet aerators. The U.S. Energy Policy Act of 1992 required 1.6 gallon-per-flush toilets, 2.5 gallon-per-minute (gpm) showerheads, and 2.5 gpm faucets to be used after January 1994. In 2002, to promote indoor water conservation, the City piloted a free water-efficient showerhead program to residential customers; however, the showerheads were not well received, likely due to poor aesthetic appeal, and the program has been discontinued for a number of years.

In 2008, the City began running the current Free Indoor Water-Efficient Device Program, with more aesthetically appealing equipment, to help residents meet their water conservation goals. This program continues to offer all City water customers low flow showerheads (limit 3 per water account), kitchen aerators (limit 1 per water account), and bathroom aerators (limit 3 per water account). Additionally, the City provides free toilet dye strips for toilet leak detection. These items are provided by request and offered by water staff to customers. A display at the City's Customer Service Center counter displays the offer of this program. The program was also advertised during local events where a City water conservation table is present.

9.2.7.4 Free Water Conservation Lavatory Signs

The City provides commercial customers with easy-to-use water conservation clings that can be posted on lavatory mirrors. These signs remind customers and employees to be mindful of water waste.

9.2.7.5 Rebate Programs

The following rebate programs reimburse the City's customers for upgrading existing equipment and appliances with more water-efficient models.

9.2.7.5.1 Weather-Based Irrigation Controllers

The City also partners with Zone 7 to provide a Weather-Based Irrigation Controller Rebate Program, which is available to single- and multi-family residences and non-residential customers. Installing weather-based irrigation controllers qualifies customers for a rebate of up to 50 percent of associated costs, up to a maximum of \$75 for single-family residences, \$100 for multi-family residences, or \$3,000 for non-residential properties.

9.2.7.5.2 Water-Efficient Irrigation Equipment

Irrigation customers participating in the City's Water-Efficient Landscape Program are eligible for rebates towards qualifying water-efficient irrigation equipment utilized on the converted landscape area. Qualifying equipment includes rain sensors, pressure regulating devices, and rotary nozzles. The maximum rebate is \$200 per site.

9.2.7.5.3 Water-Efficient Washing Machines

Since 1998, Zone 7 has had a Residential Clothes Washer Rebate Program available to Livermore-Amador Valley water customers. The rebate is for the purchase of qualifying high efficiency clothes washing machines. In 2008, Zone 7 partnered with Pacific Gas and Electric (PG&E) and other San Francisco Bay Area water agencies on a regional strategy to increase water and energy efficiency. The current program offers a rebate of up to \$75 for installation of an "Energy Star Most Efficient" clothes washer. Though PG&E terminated their joint participation in the rebate program in 2018, Zone 7, the City, and the other Zone 7 retailers agreed to support the continuation of this rebate to the City's water customers.

High-efficiency washing machines use about 50 percent less water than conventional, top-loading models; using only 20 to 30 gallons of water per load compared to 40 to 45 gallons. The estimated savings for a typical household is about 5,100 gallons per year. This program has been very successful in the City's service area, and the City plans to continue to support this program through Zone 7 as an effective regional program to further reduce future water demand in the City's service area.

9.3 WATER USE OBJECTIVES (FUTURE REQUIREMENTS)

In 2018, the State Legislature enacted two policy bills, (SB 606 (Hertzberg) and AB 1668 (Friedman)), to establish long-term water conservation and drought planning to adapt to climate change and the associated longer and more intense droughts in California. These two policy bills build on SB X7-7 and set authorities and requirements for urban water use efficiency. The legislation sets standards for indoor residential use and requires the SWRCB, in coordination with DWR, to adopt efficiency standards for outdoor residential use, water losses, and commercial, institutional, and industrial (CII) outdoor landscape areas with dedicated irrigation meters. At the time of preparation of this UWMP, DWR and the SWRCB are in the process of developing new standards for water loss and indoor and outdoor residential water use. These standards will require urban water retailers to develop agency-wide water use objectives, provide annual reports, and update their UWMP.

The State Legislature established indoor residential water use standards as 55 GPCD until January 2025, 52.5 GPCD from 2025 to 2029, and 50 GPCD in January 2030, or a greater standard recommended by DWR and the SWRCB. By June 30, 2022, the SWRCB is anticipated to adopt an outdoor residential use standard, a standard for CII outdoor landscape areas with dedicated irrigation meters, and performance measures for CII water uses. At that time, the SWRCB will adopt guidelines and methodologies for calculating the water use objectives. In accordance with CWC §10609.20(c), the water use objective for urban water retailers will be based on the estimated efficient indoor and outdoor residential water use, efficient outdoor irrigation of CII landscaped areas, estimated water losses, and estimated water use for variances approved by the SWRCB aggregated across the population in its water service area.

By November 1, 2023, and November 1 of every year thereafter, the City will calculate its urban water use objective and actual water use and provide an annual report to the State. By January 1, 2024, the City will prepare a UWMP supplemental incorporating DMMs and other water efficiency standards that it plans to implement to achieve its water use objective by January 1, 2027.

CHAPTER 10

Plan Adoption, Submittal, and Implementation

This chapter provides information regarding the notification, public hearing, adoption, and submittal of the City's 2020 UWMP and updated WSCP. It also includes discussion on plan implementation and the process of amending the UWMP and the WSCP.

10.1 INCLUSION OF ALL 2020 DATA

Because 2020 is the final compliance year for SB X7-7, the 2020 UWMPs must contain data through the end of 2020. If a water supplier bases its accounting on a fiscal year (July through June) the data must be through the end of the 2020 fiscal year (June 2020). If the water supplier bases its accounting on a calendar year, the data must be through the end of the 2020 calendar year (December 2020).

As indicated in Section 2.4 of this plan, the City uses a calendar year for water supply and demand accounting; therefore, this 2020 UWMP includes data through December 2020.

10.2 NOTICE OF PUBLIC HEARING

In accordance with the Act, the City must provide an opportunity for the public to provide input on this 2020 UWMP and the WSCP. The City must consider all public input prior to its adoption. There are two audiences to be notified for the public hearing: cities and counties, and the public.

10.2.1 Notices to Cities and Counties

The City provided greater than a 60-day notice regarding the preparation of its 2020 UWMP and WSCP to cities and counties in its service area as discussed in Section 2.5 of this plan. In addition, the City provided notices to the following agencies:

- Zone 7 Water Agency
- Dublin San Ramon Services District
- California Water Service - Livermore District
- City of Livermore
- DERWA

The City coordinated the preparation of its UWMP and WSCP update internally, with Alameda County, and with the above listed agencies. The notice of preparation is included as Appendix E. Upon substantial completion of this 2020 UWMP, the City provided the agencies listed above, including internally within the City and Alameda County, notice of public hearing (Appendix E).

Notifications to cities and counties, in accordance with the Act, are summarized in Table 10-1.

Table 10-1. Notification to Cities and Counties (DWR Table 10-1 Retail)

City Name	60 Day Notice	Notice of Public Hearing
City of Pleasanton	Yes	Yes
County Name	60 Day Notice	Notice of Public Hearing
Alameda County	Yes	Yes
NOTES: This table lists only the cities and counties that the City is required to notify. See text for list of other cities, agencies, and stakeholders notified.		

10.2.2 Notice to the Public

The City issued a Notice of Public Hearing to the public and provided a public review period following the notice, and prior to adoption, to allow ample time for public comments to be prepared and received.

A Notice of Public Hearing was issued in accordance with Government Code Section 6066 and was published twice in the local newspaper (Valley Times) to notify all customers and local governments of the public hearing. In addition, the notice was posted on the City’s website, www.cityofpleasantonca.gov. A copy of the published Notice of Public Hearing is included in Appendix E.

10.3 PUBLIC HEARING AND ADOPTION

The City encouraged community participation in the development of this 2020 UWMP, including its WSCP, using public notices and web-based communication. Public notices included the time and place of the public hearing, as well as the location where the plan is available for public inspection.

The public hearing provided an opportunity for City water users and the general public to become familiar with the 2020 UWMP and ask questions about the City’s water supply, its continuing plans for providing a reliable, safe, high-quality water supply, and its plans to mitigate various potential water shortage conditions. Copies of the draft UWMP, including the WSCP, were made available for public inspection at the City’s Operations Service Center, the Pleasanton Public Library, and on the City website.

10.3.1 Public Hearing

A public hearing was held on June 1, 2021, during which the City received and considered input from the public before adopting the 2020 UWMP and updated WSCP. As part of the public hearing, the City also provided a report on the City’s compliance with the Water Conservation Act of 2009. The report included information on the City’s baseline, water use targets, compliance, and implementation, as discussed previously in Chapter 5 of this plan.

10.3.2 Adoption

Subsequent to the public hearing, this 2020 UWMP was adopted by the City Council on June 1, 2021. The City adopted the updated WSCP separately so that it may be updated as necessary. Copies of the adopted resolutions are included in Appendix L.

10.4 PLAN SUBMITTAL

This 2020 UWMP will be submitted to DWR within 30 days of adoption and by July 1, 2021. The adopted 2020 UWMP will be submitted electronically to DWR using the Water Use Efficiency (WUE) data submittal tool. A CD or hardcopy of the adopted 2020 UWMP will also be submitted to the California State Library.

No later than 30 days after adoption, a copy of the adopted 2020 UWMP, including the WSCP, will be provided to the City (City of Pleasanton) and County (Alameda County) to which the City provides water.

10.5 PUBLIC AVAILABILITY

No later than 30 days after submittal to DWR, copies of this Plan, including the WSCP, will be available at the City's Operations Service Center (3333 Busch Road, Pleasanton) and Pleasanton Public Library (400 Old Bernal Avenue, Pleasanton) for public review during normal business hours. An electronic copy of this 2020 UWMP will also be available for review and download on the City's website: www.cityofpleasantonca.gov.

10.6 AMENDING AN ADOPTED UWMP OR WATER SHORTAGE CONTINGENCY PLAN

The City may amend its 2020 UWMP and WSCP jointly or separately. If the City amends one or both documents, the City will follow the notification, public hearing, adoption, and submittal process described in Sections 10.2 through 10.4 above. In addition to submitting amendments to DWR through the WUE data portal, copies of amendments or changes to the plans will be submitted to the California State Library and any city or county within which the supplier provides water supplies within 30 days after adoption.

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Appendix B
2019 Census Data

A. Population by Unit Type

Unit Type	Population	# Occupied Housing Units	Persons/Unit	Notes
SFR	65,965	22,079	2.99	LDR/LMDR
2-4	4,090	1,648	2.48	MDR
5+	10,675	4,859	2.20	HDR
Other	669	425	1.57	Not Used (Mobile Homes/Vans/RVs)
	81,399	29,011	2.81	Average PPH

B. Household Size Derived Population/Unit Type

Household Size by Unit Type

Unit Type	1Per	2Per	3 Pers	4 Pers	5+Pers	
SFR	2502	7539	4403	5520	2115	22079
2-4	458	460	272	443	15	1648
5+	1921	1262	828	687	161	4859
Other	262	113	37	13	0	425

Population Based on HH Size

Unit Type	1Per	2Per	3 Pers	4 Pers	5+Pers	Total
SFR	2502	15078	13209	22080	10,575	63,444
2-4	458	920	816	1772	75	4,041
5+	1921	2524	2484	2748	805	10,482
Other	262	226	111	52	-	651

78,618

HH/Size Unit Type

Unit Type	Total HH/Occupied Units	Pop'n	HH Size
SFR	22,079	63,444	2.87
2-4	1,648	4,041	2.45
5+	4,859	10,482	2.16
Other	425	651	1.53
	29,011	78618	2.71

Appendix C
Housing Element Update (6th Cycle) Potential Sites for
Rezoning

Housing Element Update 6th Cycle (2023-2031)

Preliminary Sites Inventory

Data Summaries and Ranking for Sites Under
Consideration



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Sites Under Consideration

Work is proceeding on the 6th Cycle (2023-2031) Housing Element Update which, among other components, will include an updated inventory of sites that can accommodate the City’s Regional Housing Need Allocation (RHNA). Based on a preliminary evaluation of the capacity of existing sites zoned for residential development, there is a need to identify additional locations for future re-zoning to allow for residential use, including sites suitable for both lower-income and market-rate housing to address the shortfall between the RHNA and the existing capacity. The table below identifies the expected shortfall based on various income categories.

Table 1: Existing Residential Capacity and “Gap”					
	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA	1,750	1,008	894	2,313	5,965
Existing Residential Zoning					
<i>Carryover from prior Housing Element</i>	1,146		372	0	1,417
<i>Capacity from existing residential zoning</i>	256		185	387	929
Pipeline Projects					
<i>Entitled/Approved Projects</i>	23		-	371	394
ADUs	24 ¹	25	25	8	82
Projected Shortfall ²	(1,284)		(312)	(1,547)	(3,143)

¹ The 24 ADU units are split evenly between the “Extremely Low” and “Very Low” income categories.

² Although the analysis of existing capacity generally identifies production in more detail across affordability categories, HCD’s guidance treats planning for “lower-income” housing in a manner that conceptually aggregates Extremely-Low, Very-Low and Low-Income categories, and therefore the table similarly aggregates them.

In September 2021, City staff began to compile a list of prospective sites from various sources, including developer- and property owner- nominated sites, sites that have known interest in housing development, and sites that may have redevelopment capacity based on their characteristics (such as location, size, and existing utilization or underutilization) and other analysis. After initial review and consideration, staff has identified 29 properties or areas to be considered for rezoning to allow residential development. Unlike the 4th Cycle Housing Element update where only high-density sites were rezoned, staff has identified sites for consideration at high-, medium-, and low- densities to meet not only the City’s outstanding lower income housing needs but also the remaining moderate or above moderate income housing needs. On February 8, 2022, the City Council narrowed down the initial list of sites to 25 sites to be considered for future rezoning to allow residential development and for inclusion in the environmental analysis and as part of the Sites Inventory for the 2023-2031 (6th Cycle) Housing Element Update.

Table 2 and the accompanying map shows the 25 sites. To facilitate discussion, these sites have then been numbered based on geographic location within the city but are otherwise in no particular order.

Site summaries for each site or areas under consideration including the lot or area size, existing uses, current zoning, current general plan designation, and other background information are included in this document. Site scoring, based on approved criteria as described in the next section, is also included in each summary.

Table 2: List of Initial Sites/Areas for Consideration			
Site Number and Name			
1	Lester	16	Tri-Valley Inn
2	Stoneridge Shopping Center (Mall)	18	Valley Plaza
3	PUSD – Donlon	19	Black Avenue
4	Owens (Motel 6 and Tommy T)	20	Boulder Court
5	Laborer Council	21	Kiewit
6	Signature Center	22	Merritt
7	Hacienda Terrace	23	Sunol Boulevard Area
8	Muslim Community Center	24	Sonoma Drive Area
9	Metro 580	25	PUSD – District
11	Old Santa Rita Area	26	St. Augustine
12	Pimlico Area (North side)	27	PUSD – Vineyard
14	St. Elizabeth Seton	29	Oracle
15	Rheem Drive Area (southwest side)		

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Site 1 - Lester

Location: 10807 and 11033 Dublin Canyon Road

APN: 941 250000200, 941 250000300, 941 260000206, 941 270000200, 941 130800700

General Plan Designation: Low Density Residential, Open Space-Public Health and Safety, and Open Space-Agriculture and Grazing

Current Zoning Designation: Unincorporated - Prezoned-Agriculture (A) District



Lot Size (or portion of property proposed for development): 12.9 acres

Estimated Potential Number of Housing Units: 31 units based on submittal of application PUD-130

Background and Description:

The City has received and is currently processing an application for Planned Unit Development (PUD) rezoning and development plan (and accompanying environmental review) to demolish two homes and construct 31 single-family detached homes with related on-and-off-site improvements and public land dedication and improvements. The project also entails annexation and subdivision of the 128.5-acre site, 115.6 acres of which would be preserved as open space.

Key Considerations and Feasibility for Site Development:

The property is in unincorporated Alameda County and is currently not located within City boundaries. However, an application is currently under review, therefore feasibility of development is high if the development application is approved.

Site 2 - Stoneridge Shopping Center

Location: 1008, 1300, 1400, 1500, 1600, & 1700 Stoneridge Mall Road

APN: 941 120109200, 941 120109500, 941 120109403 & 941 120102800, 941 120102900, & 941 120103106

General Plan Designation:
Retail/Highway/Service
Commercial Business and
Professional Offices

Current Zoning Designation:
Regional Commercial District [C-R(m)] and Planned Unit Development – Mixed Use (PUD-MU)



Lot Size (or portion of property proposed for development): 18.00 acres

Estimated Potential Number of Housing Units:
Between 900 units (50 DUA) and 1,440 units (80 DUA)

Background and Description:

The area within the loop created by Stoneridge Mall Road contains the Stoneridge Shopping Center. The shopping center comprises a number of two-story retail buildings with one parking garage (adjacent to the formerly Sears store); the remainder of the site is surface parking. It includes the smaller-scale tenant spaces (managed by Simon Properties) and five anchor department stores: JCPenney, two Macy's stores, and two vacant tenants (formerly Sears and Nordstrom). Several different owners control the land within the Shopping Center, with Simon Property Group the largest single owner. The previous Housing Element designated two areas of the shopping center for high density housing, in the southeast quadrant and northwest quadrant of the mall site. In year 2019, Simon Property Group received Design Review approval for a significant commercial expansion on the site of the former Sears retail space and parking structure, although construction of the project is currently on hold.

Key Considerations and Feasibility for Site Development:

The site is within $\frac{1}{4}$ mile of the West Dublin/Pleasanton BART station, and a $\frac{1}{4}$ mile from the freeway on ramp as well as within close proximity to a high concentration of office/employment uses.

The Stoneridge Shopping Center has approximately 40 acres of surface parking, not including the area already designed for housing. Staff has identified 18 of those acres as available and suitable for high density residential development. Several of the current owners at the Shopping Center have identified interest in the creation of a newly envisioned center creating a dynamic new neighborhood to complement the existing and future mall uses. Simon, the largest property owner, has participated in several other similar residential projects at their malls nationwide. Considerations for future projects would include the requirement to relocate any eliminated surface parking within new parking structures.

Site 3 – PUSD Donlon

Location: 4150 Dorman Road

APN: 941 130800700

General Plan Designation:
Elementary School, Public and Institutional

Current Zoning Designation:
One-family Residential District (R-1-6,500)

Lot Size (or portion of property proposed for development): 5.5 acres



Estimated Potential Number of Housing Units:
28 units at 5 DUA

Background and Description:

The subject property is owned by the Pleasanton Unified School District (PUSD), with the campus of Donlon Elementary School occupying the eastern portion of the property and the remainder vacant. The site has a General Plan Land Use Designation of Public Institutional (School) and is zoned R-1-6,500. The Donlon site is surrounded by a single-family residential neighborhood, also zoned R-1-6,500.

Key Considerations and Feasibility for Site Development:

The Pleasanton Unified School District has identified approximately 5.5 acres of this existing approximately 19-acre school site in which it has interest in zoning for residential development, and potentially disposing of.

Since the property currently has a residential land use designation, only a General Plan amendment would be required to allow for future development. There is no interest in intensifying the current Zoning designation of R-1-6500; the single-family zoning that is contemplated would be consistent with the adjacent single-family neighborhood surrounding the school.

Site 4 – Owens Drive (Tommy T’s and Motel 6)

Location: 5102 and 5104 Hopyard Road

APN: 941 130101303 and 941 130104701

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Freeway Interchange Commercial
District (C-F)

**Lot Size (or portion of property
proposed for development):** 2.36
acres

**Estimated Potential Number of
Housing Units:**
Between 71 units (30 DUA) and 94 units (40 DUA)

Background and Description:

The Owens Drive area comprises two adjacent sites that are currently developed with a two-story motel and a single-story comedy club/restaurant. Each site has a large proportion of surface parking and is considered underutilized.

Key Considerations and Feasibility for Site Development:

Each of the two sites were constructed in 1975 and are considerably outdated without any major improvements completed in recent years. The site is within ½ mile of the Dublin/Pleasanton BART station, and a ¼ mile from the freeway on ramp as well as within close proximity to a high concentration of office employment off of Owens Drive and within Hacienda Business Park.



Site 5 – Laborers Council (Northern California District Council of Laborers)

Location: 4780 Chabot Drive

APN: 941 277103300

General Plan Designation: Mixed Use/Business Park

Current Zoning Designation: Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O)



Lot Size (or portion of property proposed for development): 1.39 acres

Estimated Potential Number of Housing Units: Between 41 units (30 DUA) and 54 units (40 DUA)

Background and Description:

The site is currently developed with a two-story office building with surface parking.

Key Considerations and Feasibility for Site Development:

The subject site contains a two-story office constructed in 1999. Recently, staff has received inquiries from the property owner interested in converting the property to a residential use. The site is located on a major arterial and is within $\frac{1}{3}$ mile of the East Dublin/Pleasanton BART station and I-580 freeway access. In addition, the site is located within Hacienda Business Park with a high concentration of office and employment uses in the area.

Site 6 – Signature Center

Location: 4900 & 5000 Hopyard Road

APN: 941 130105700, -800, -900, & 941 130106001

General Plan Designation:
Business Park

Current Zoning Designation:
Planned Unit Development –
Industrial/Commercial-Office (PUD-
I/C-O)

Lot Size (or portion of property proposed for development): 11.00 acres



Estimated Potential Number of Housing Units: Between 330 units (30 DUA) and 440 units (DUA)

Background and Description:

The area consists of four parcels, two on the north side of Clorox Way and two on the south side of Clorox Way. Three of the parcels are each developed with a four-story office building, and one has a two-story parking structure; all four sites have surface parking.

Key Considerations and Feasibility for Site Development:

The Signature Center sites consist of two four-story office buildings built in 1985 and 1986. The property owners have identified approximately 14 acres as available and suitable for high-density residential development to be integrated within the existing site (i.e., the existing office buildings to remain). The property owner has developed building plans showing up to 278 units in a six-story building (approximately 25 du/ac.), although have indicated their willingness to provide more density.

All future projects would be required to ensure there is adequate parking for all existing office uses in addition to any new residential units.

The site is located on a major arterial and within ½ mile of the East Dublin/Pleasanton BART station and I-580 freeway access. In addition, the site is located near a high concentration of office and employment uses in the area.

Site 7 – Hacienda Terrace

Location: 4309 Hacienda Drive

APN: 941 276100403

General Plan Designation:
Mixed Use/Business Park

Current Zoning Designation:
Planned Unit Development –
Industrial/Commercial-Office
(PUD-I/C-O)

**Lot Size (or portion of property
proposed for development):**
2.00 acres



Estimated Potential Number of Housing Units: Between 60 units (30 DUA) and 80 units (40 DUA)

Background and Description:

The site is currently developed with three five-story office buildings with surface parking.

Key Considerations and Feasibility for Site Development:

The Hacienda Terrace site consists of three five-story office buildings built in 1985. The property owners have indicated they are interested in evaluating the future development of their property and have identified approximately two acres at the corner of Hacienda Drive and Gibraltar Drive as available and suitable for high-density residential development, which would be integrated into the existing office buildings as a mixed-use development. Preliminary analysis indicates that the site currently maintains excess office parking so the parking that is removed to accommodate future residential development may not need to be replaced, although this would be verified with a project proposal. The site is located within Hacienda Business Park with a high concentration of office employment and tall, large buildings in the area. A residential neighborhood consisting of three developments (Siena at Hacienda, Valencia at Hacienda, and Avila at Hacienda) is located to the east across Gibraltar Drive and consists of detached single-family and townhome residential uses.

Site 8 – Muslim Community Center (MCC)

Location: 5724 W Las Positas Blvd.

APN: 941 276201301

General Plan Designation: Mixed Use/Business Park

Current Zoning Designation: Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O)

Lot Size (or portion of property proposed for development): 5.00 acres



Estimated Potential Number of Housing Units: Between 75 units (15 DUA) and 125 units (25 DUA)

Background and Description:

The site is currently developed with a single-story office building that is occupied by the Muslim Community Center (MCC) and preschool. The site is developed with a large playground and surface parking. The property is adjacent to the Arroyo Mocho Canal (located to the south) and the Tassajara Creek (located to the east).

Key Considerations and Feasibility for Site Development:

The MCC site consists of a large one-story office building built in 1984. The property owners have indicated that they are interested in rezoning their properties to allow for future residential development. The site is located within Hacienda Business Park with a high concentration of office employment and tall, large buildings in the area. A project with density of 12.5 DUA was approved and constructed on the nearby site to the west at 5850 West Las Positas.

Site 9 – Metro 580

Location: 4515
Rosewood Drive

APN: 941 277900900

**General Plan
Designation:** Mixed
Use/Business Park

**Current Zoning
Designation:** Planned
Unit Development –
Industrial/Commercial-
Office (PUD-I/C-O)

**Lot Size (or portion
of property proposed
for development):** 5.00 acres



Estimated Potential Number of Housing Units: Between 225 units (45 DUA), 300 units (60 DUA), and 375 units (75 DUA)

Background and Description:

The site is currently developed with three commercial buildings; one building has an anchor tenant, one building consists of smaller tenant spaces, and a third building contains multiple smaller inline spaces. The center is served by a large, shared parking lot.

Key Considerations and Feasibility for Site Development:

The Metro 580 shopping center consists of three commercial buildings constructed in 1986. The department store Kohls has been a long-standing anchor tenant. The adjacent building which was designed to maintain secondary anchor tenants has generally been vacant and has experienced high turn turnover with tenants in recent years. Currently one space in this building is occupied and the other space is vacant. The property owners have indicated they are interested in evaluating the future development of the northern portion of their property that currently maintains the secondary anchor building and have identified approximately five acres as available and suitable for high-density residential development to be integrated into the center as a mixed-use development. The site is located served by two major arterials and lies within ½ mile of freeway on-ramps and is within Hacienda Business Park with a high concentration of office employment and tall, large buildings in the area. The East Dublin/Pleasanton BART station is located approximately 0.8 miles from the site.

Site 11 – Old Santa Rita Area

Location: 3534-3956 Old Santa Rita Road

APN: 941 283000200, 941
283000300, 941 283000400, 941
283000500, 941 283000600, 941
283000700, 941 283000800, 941
283002800, 941 283002900, 946
110000203, 946 110000300, 946
110000500, 946 110000600, 946
110000800, 946 110000900, 946
110001100, 946 110001200, 946
110001402, 946 110001701, 946
110002900, 946 110003000, 946
110003103, 946 320000205



General Plan Designation:

Retail/Highway/Service
Commercial Business and Professional Offices

Current Zoning Designation: Service Commercial District (C-S), Planned Unit Development – Commercial-Office (PUD-C-O), Planned Unit Development – Office (PUD-O), Planned Unit Development – Service Commercial (PUD-C-S), Planned Unit Development – Commercial (PUD-C), Planned Unit Development – Central Commercial (PUD-C-C)

Area Size: 21.85 acres total

Estimated Potential Number of Housing Units:

Between 655 units (30 DUA) and 1,296 units (60 DUA)

Background and Description:

This area is comprised of multiple parcels that are currently developed with a variety of uses including: various light industrial uses such as vehicle service and repair shops, mini-storage facilities, contractors' yards, vehicle inventory storage for a nearby car dealership, as well as auto salvage, dismantling, and recycling facilities, and assorted light commercial uses such as a restaurant and car stereo shop. There is one property along Old Santa Rita Road that is currently developed with residential units; these units are legal non-conforming.

Key Considerations and Feasibility for Site Development:

There over 20 parcels with a number of properties are under common ownership. Most sites have a single owner, although one property includes commercial condominiums

under separate ownerships. Along Old Santa Rita Road, nine of the parcels are considered vacant or highly underutilized (e.g., very low intensity outdoor uses, with small outbuildings). The majority of the buildings along Old Santa Rita Road were constructed in the 1970's and early 1980's. Many of the buildings are considerably outdated without any major improvements done in recent years. The site is also located within ½ of freeway on ramps.

Site 12 – Pimlico Area (North Side)

Location: 4003-4011 Pimlico Drive

APN: 946 110103102, 946 11010200, 946 11010604

General Plan Designation: Retail/Highway/Service Commercial Business and Professional Offices

Current Zoning

Designation: Planned Unit Development – Commercial (PUD-C) and Freeway Interchange Commercial District (C-F)



Area Size: 2.12 acres total

Estimated Potential Number of Housing Units: Between 64 units (30 DUA) and 85 units (40 DUA)

Background and Description:

This area consists of three sites is currently developed with a variety of uses including a used auto dealership, a carwash, and rental car business. The subject sites include large areas improved only with surface parking and have limited buildings and other improvements.

Key Considerations and Feasibility for Site Development:

Each of the properties within this area are underutilized, with low intensity commercial uses and large areas of surface parking, most buildings are outdated without any major improvements in recent years. The area is a ¼ mile from the I-580 freeway on ramp and abuts the eastbound freeway on-ramp that parallels I-580. Adjacent uses include multifamily residential uses to the east and a childcare center (KinderCare) and low-profile commercial shopping center are located to the south (the shopping center to the south is also a site for purposes of this inventory, “Pimlico Area (South Side)”). A fast-food restaurant, McDonalds, is located to the west and as mentioned, I-580 is located to the north of the subject sites.

Site 14 – St. Elizabeth Seton

Location: Vacant, adjacent to 4001 Stoneridge Drive

APN: 946 455001704

General Plan Designation:
Medium Density Residential

Current Zoning Designation:
Agriculture (A) District

Lot Size (or portion of property proposed for development):
2.85 acres



Estimated Potential Number of Housing Units:
Between 34 units (12 DUA) and 51 units (18 DUA)

Background and Description:

This subject area is a vacant parcel located adjacent to the existing St. Elizabeth Seton Church; also owned by the church.

Key Considerations and Feasibility for Site Development:

The subject site is currently vacant and located near the intersection of two major arterial streets, Stoneridge Drive and Santa Rita Road. The site currently has a General Plan Designation of Medium Density Residential which would allow for a density between 2-8 DUA. The subject zoning is Agriculture which would allow for one dwelling per five acres, thus a change to the zoning designation would be required to bring it into alignment with the land use designation identified in the General Plan. The site is generally flat and has no improvements. Nielson Park is located to the east, medium density residential uses are located to the south, St. Elizabeth Seton Church is located to the west, and the iMT Apartments are located across Stoneridge Drive to the north.

Site 15 - Rheem Drive Area: Southwest Side

Location: 2110, 2118, 2126, 2134, 2142, 2150, 2158, 2166, 2174, 2178, 2186, and 2182 Rheem Drive

APN: 946-455000700, 946-455000800, 946-455001001, 946-455001100, 946-455001200, 946-455001300, 946-455001400, 946-455002700, 946-455002800, 946-455002900, 946-455003000, 946-455003100



General Plan Designation:
General and Limited Industrial

Current Zoning Designation: Planned Unit Development–Industrial (PUD-I)

Area Size: 9.77 acres total

Estimated Potential Number of Housing Units:
Between 78 units (8 DUA) and 137 units (14 DUA)

Background and Description:

This area is made up of 11 parcels developed with one-story light industrial/service commercial buildings and surface parking. The sites back up to the Iron Horse Trail and front onto Rheem Drive, directly across from attached single family units and townhomes.

Key Considerations and Feasibility for Site Development:

The buildings within this area were constructed in the early 1980's and are developed with light industrial warehouse buildings. Many of the buildings are considerably outdated without any major improvements done in recent years.

Site 16 – Tri-Valley Inn

Location: 2025 Santa Rita Road

APN: 946 329500104

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Freeway Interchange Commercial
District (C-F)

**Lot Size (or portion of property
proposed for development):** 2.47
acres



Estimated Potential Number of Housing Units:
Between 37 units (15 DUA) and 62 units (25 DUA)

Background and Description:

The site is currently developed with a 34-unit motel with surface parking. A restaurant is also located on the site and has frontage on Santa Rita Road.

Key Considerations and Feasibility for Site Development:

The Tri-Valley Inn was constructed in 1954. Staff has received inquiries from the property owner interested in converting the property to a residential use and being considered as part of the Housing Element update. The site is located along a major arterial; adjacent uses include Mission Plaza across Lockhart Lane to the south, single-family residential uses to the north, west, and across Santa Rita Road to the east. A small proportion of the subject site is adjacent to 154-unit multi-family residential development that consists of apartment units and townhomes.

Site 18 - Valley Plaza

Location: 1801, 1803, 1807, 1809, 1811 Santa Rita Road & 4295, 4285, 4303, 4305 Valley Avenue

APN: 946 329500900, 946 32950202, 946 32950306, 946 32950600, 946 32950700, and 946 329501000, 946 32950100, 946 32950200, 946 32950300

General Plan Designation:
Retail/Highway/Service Commercial Business and Professional Offices

Current Zoning Designation:
Planned Unit Development – Commercial (PUD-C)



Lot Size (or portion of property proposed for development): 5.5 acres

Estimated Potential Number of Housing Units:
Between 165 units (30 DUA) and 220 units (40 DUA)

Background and Description:

Valley Plaza shopping center is developed across eight parcels with six property owners. The shopping center includes five multi-tenant commercial buildings, two fast-food drive-thru restaurants and one restaurant in a standalone building. All parking within the center is surface parking.

Key Considerations and Feasibility for Site Development:

Valley Plaza was constructed in the 1970's and consists of eight commercial and office buildings. There are a total of six property owners for the center. Staff currently received interest from two of the six property owners who maintain ownership of approximately 80 percent of the center (four of the eight parcels). The property owners have indicated that they are interested in rezoning their properties to allow for future residential development. Staff is recommending a mixed-use project to retain important neighbor retail uses within the center. A service station is located to the southeast of the site. Other adjacent uses include apartments and townhomes to the west, a two-story office building to the north (and Mission Plaza further north), and medium density residential uses consisting of townhome and single-family development across Santa Rita Road to the east.

Site 19 – Black Avenue

Location: 4400 Black Avenue

APN: 946 338000600

General Plan Designation: Public and Institutional

Current Zoning Designation: Public and Institutional District (P)

Lot Size (or portion of property proposed for development): 2.59 acres



Estimated Potential Number of Housing Units:
Between 39 units (15 DUA) and 65 units (25 DUA)

Background and Description:

The site is currently developed with a vacant office building with a significant amount of surface parking, formerly occupied by AT&T.

Key Considerations and Feasibility for Site Development:

The building was constructed in 1973. The building is currently unoccupied, and the property owner has stated interest in converting the property to a residential use and being considered as part of the Housing Element update process. Adjacent uses include education uses to the west and south (Quarry Lane School and Amador Valley High School, respectively), Amador Valley Community Park and Dolores Bengtson Aquatic Center across Black Avenue to the north, and single-story office buildings that have medical uses as tenants to the east.

Site 20 - Boulder Court

Location: 3400 & 3500 Boulder Street

APN: 946 125101300, 946 12510000

General Plan Designation: General and Limited Industrial

Current Zoning Designation: General Industrial District (I-G-40)

Lot Size (or portion of property proposed for development): 9.45 acres



Estimated Potential Number of Housing Units:
Between 284 units (30 DUA) and 378 units (40 DUA)

Background and Description:

The two sites are currently occupied by a construction equipment contractor and a concrete mix supplier. There are very few buildings on-site with each site relatively underutilized and/or vacant.

Key Considerations and Feasibility for Site Development:

The sites are considered underutilized with very low intensity uses and minimal site improvements. Adjacent uses include Oldcastle Infrastructure across Boulder Street to the north, light industrial uses to the west, a self-storage facility to the south and to the east. The site lies within a much wider area of service commercial and light industrial uses. Stanley Boulevard and the railroad tracks lie to the south of the area.

Site 21(a) and (b) - Kiewit

Location: 3300 Busch Road

APN: 946 125100704

General Plan

Designation: General and Limited Industrial

Current Zoning

Designation: General Industrial District (I-G-40)

Lot Size (or portion of property proposed for development): 50.40 acres



Estimated Potential Number of Housing Units:

150 units at 30 DUA, and between 320 units (8 DUA) and 560 units (14 DUA)

Background and Description:

The subject site is considered vacant and underutilized with only small outbuildings currently on-site. It is currently occupied by a construction equipment storage company.

Key Considerations and Feasibility for Site Development:

The subject site has long been considered for residential development with the property being considered as part of the 4th Cycle Housing Element update as well as the East Pleasanton Specific Plan, although no decision to allow residential uses on these specific sites has been made. There is interest in developing the site with an affordable high density residential development up to 150 units on approximately five acres of the site with the remainder of the site developed with a mix of between 300-375 single-family detached and attached units as well as a dedicated park/open space area.

The site is located within the City limits and Urban Growth Boundary.

Site 22 – Merritt Property

Location: 4131 & 4141 Foothill Road

APN: 941 095000301, 941 09500303,
941 09500311, 941 09500312

General Plan Designation: Low
Density Residential

Current Zoning Designation:
Unincorporated Alameda County

**Lot Size (or portion of property
proposed for development):** 45.59
acres



Estimated Potential Number of Housing Units:
91 units (2 DUA)

Background and Description:

The subject property is an unincorporated parcel located west of Foothill Boulevard.

Key Considerations and Feasibility for Site Development:

Over the past 20 years, the owners of these properties have showed continued interest in annexing the property into Pleasanton and developing it as a residential development. Staff has recently received a preliminary application to construct a 111-unit age-qualified community, consisting of 89 single-family detached homes (including one existing home), 22 affordable courtyard detached and duet homes for seniors. Although the property is currently unincorporated, it has Pleasanton General Plan land use designation of Low Density Residential which allows for a maximum density of 2 dwelling units per acre (91 units total based on the property size). Adjacent and nearby uses are residential; Foothill High School is located farther to the north.

Site 23 – Sunol Boulevard Properties

Location: 5505, 5675 Sunol Boulevard

APN: 947 000400105, 947 00040107, 947 00040214, 947 00040304, 947 00040501

General Plan Designation:
General and Limited Industrial

Current Zoning Designation:
Industrial Park District (I-P)



Lot Size (or portion of property proposed for development): 23.89 acres

Estimated Potential Number of Housing Units:
Between 717 units (30 DUA) and 956 units (40 DUA)

Background and Description:

This area is composed of five parcels owned by four owners. Uses include a hardware store and lumber yard, a public storage facility and a warehouse distribution center. All of the parcels include large areas of surface parking.

Key Considerations and Feasibility for Site Development:

The sites are considered underutilized with very low intensity uses and very little site improvements in relationship to the lot sizes. In addition, the sites are located within ½ mile of freeway on ramps. Adjacent uses include Thermo Fisher Scientific to the south, residential uses to the west and north, and St. Augustine Cemetery and light-industrial buildings and office buildings across Sunol Boulevard to the east.

Site 24 - Sonoma Drive Area

Location: 5674-5791 Sonoma Drive and 5600 Sunol Blvd

APN: 948 000900100, 948 000900200, 948 000900300, 948 000900401, 948 000900600, 948 00090900, 948 000901000, 948 000901100, 948 000901200, 948 000901300, 948 000901600, 948 000901700

General Plan Designation: General and Limited Industrial

Current Zoning Designation: Industrial Park District (I-P)



Lot Size (or portion of property proposed for development): 6.51 acres

Estimated Potential Number of Housing Units:
Between 98 units (15 DUA) and 163 units (25 DUA)

Background and Description:

This subject area is currently developed with a number of single-story small light industrial buildings. There are total of 12 parcels, two of which are vacant. This area serves as an entry that leads into a residential neighborhood to the east of Sunol Boulevard.

Key Considerations and Feasibility for Site Development:

There is a total of 12 properties however a number of adjacent properties are under common ownership including the two vacant parcels northeast of the intersection of Sunol Boulevard and Sonoma Drive.

With the exception of one building built in 1999, the remainder of the buildings were built in the mid 1980's. Many of the buildings are considerably outdated without any major improvements done in recent years. The sites are also located within ½ mile of freeway on ramps. Adjacent uses include St. Augustine's Cemetery to the south, residential uses to the north and east, and a hardware store and lumber yard, a public storage facility and a warehouse distribution center across Sunol Boulevard to the west.

Site 25 – PUSD District

Location: 4750 First Street

APN: 094 000100103

General Plan Designation: Public Institutional

Current Zoning Designation: Public and Institutional District (P)

Lot Size (or portion of property proposed for development): 10.7 acres



Estimated Potential Number of Housing Units:
Between 81 units (8 DUA) and 163 units (16 DUA)

Background and Description:

The subject property is the current location of the Pleasanton Unified School District offices, Village High School, Horizons Early Education Center, District Maintenance yard, and STEAM preschool.

Key Considerations and Feasibility for Site Development:

Many of the buildings onsite were constructed in the 1970's and are considered outdated. Based on the PUSD's growing needs, it is seeking opportunities to relocate its existing facilities from this site to another location, and making the site available for residential development, although the school district would need to identify and obtain a new location for all current operations on the site prior to any future development.

The site does not include the adjacent ballfield and park along Bernal Avenue (Pleasanton Upper Playfields) which would remain a City facility. The PUSD property lies outside of the boundaries of the Downtown Specific Plan. Bernal Avenue and First Street, both major arterials, border the site. Nearby uses include a commercial building and parking lot immediately opposite the site, single family residential uses across Abbie Street to the north, and the playfields to the east.

Site 26 – St. Augustine

Location: 3949 Bernal Avenue

APN: 946 255001401

General Plan Designation: Public and Institutional

Current Zoning Designation:
Agriculture District (A)

Lot Size (or portion of property proposed for development): 4.15 acres



Estimated Potential Number of Housing Units:
Between 8 units (2 DUA) and 29 units (7 DUA)

Background and Description:

This subject area is a vacant portion of property adjacent to the existing St. Augustine Catholic Church.

Key Considerations and Feasibility for Site Development:

The subject site is currently a vacant portion of the St. Augustine Church parcel. The site is generally flat and unimproved. Surrounding uses are all medium density residential.

Site 27 – PUSD Vineyard

Location: Vineyard Avenue, between Thiessen Street and Manoir Lane

APN: 946 461900100

General Plan Designation: Public and Institutional

Current Zoning Designation: Planned Unit Development – Elementary School (PUD – Elementary School)

Lot Size (or portion of property proposed for development): 10-acre lot with 5 acres proposed to be used for housing



Estimated Potential Number of Housing Units:
Between 15 units (3 DUA) and 25 units (5 DUA)

Background and Description:

The subject property is currently vacant and is zoned PUD-Elementary School. It is part of the Vineyard Avenue Corridor Specific Plan, and is surrounded by rural density, large single-family residential homes.

Key Considerations and Feasibility for Site Development:

The subject site was dedicated to the Pleasanton Unified School District as part of the development of the Vineyard Avenue Specific Plan, as a prospective location for a future school site. Based on the location, PUSD has determined that the location would not be suitable for a new school and has indicated an interest in identifying the site for future residential development. The site is currently part of the Vineyard Avenue Specific Plan and would require a Specific Plan Amendment to allow for residential development.

Site 29 - Oracle

Location: 5805 Owens

APN: 941 277800305

General Plan Designation:
Mixed Use/Business Park

Current Zoning Designation:
Planned Unit Development –
Industrial/Commercial-Office
(PUD-I/C-O)

**Lot Size (or portion of property
proposed for development):** 3
acres

**Estimated Potential Number of
Housing Units:** Between 135 units (45 DUA), 210 units (60 DUA), and 262 units (75 DUA)



Background and Description:

The site is currently developed with two five-story office buildings and a four-level parking structure on the eastern portion of the property with an approximately 3 acre portion of the site along the western side of the property vacant.

Key Considerations and Feasibility for Site Development:

The Oracle site consists of with two five-story office buildings and a four-level parking structure built in 2009. The property owners have indicated they are interested in evaluating the future development of their property and have identified a vacant approximately 3.5 acres portion of the property along the western side directly adjacent to the BART parking lot (another high-density site) as available and suitable for high-density residential development. The site is located within Hacienda Business Park with a high concentration of office employment and tall, large buildings in the area. The site is directly adjacent to the BART and the 580-freeway.

Site Selection Criteria and Initial Sites Ranking



On September 21, 2021, the City Council approved final sites selection criteria to be used to aid in initial sites selection evaluation for potential sites, with the goal of creating a refined list of sites that will be analyzed as part of the environmental review phase of the project. The sites criteria and overall sites selection process is proposed to follow a similar framework as was used in the 4th Cycle Housing Element, taking the criteria used in this previous cycle as a starting point, and updating and refining it as needed for the 6th Cycle process.

Scoring Framework and Selection Methodology

The scoring criteria are intended to be scored by answering “Yes” or “No” for each question. One point is awarded for each “Yes” answer, with the projects with the most points ranked highest. To minimize the complexity of the evaluation, responses are weighted equally, as a relatively simple metric for side-by-side comparison. It is important to reiterate, this process is intended to provide an initial screening evaluation of sites against each other, based on criteria as objective as possible.

The following outlines the seven topic areas for the site selection criteria for the 6th Cycle Housing Element Update:

Section 1: Site Size and Infill Criteria

These criteria incorporate parameters assigned in state law for the suitability of sites for higher-density housing (minimum of 0.5 acres and maximum of 10 acres); to provide a more precise definition of “infill” development in alignment with state law; and to reflect the availability of both wet infrastructure (water and sewer) as well as dry infrastructure (electricity, telecommunications), which is also a requirement of state law.

Section 2: Proximity to Modes of Transportation

These criteria carry forward parameters included in the prior Housing Element, including proximity to BART or transit stops with frequent headways, proximity to bicycle facilities, and convenient freeway access.

Section 3: Proximity to Services and Amenities

These criteria reflect both the general planning principle that residential uses should be convenient to schools, parks, and other amenities, and also respond to criteria in the TCAC program that prioritize proximity to these sorts of community amenities in its scoring for affordable housing funding.

Section 4: Environmental Impacts/Hazards

These criteria reflect key categories of natural hazard, and of potential exposure to negative environmental elements such as noise, air pollution, or odors as well as proximity to the Livermore Airport Influence Area.

Section 5: Impacts on Sensitive Resources

These criteria reflect the protection of sensitive resources such as trees, biological or historic resources.

Section 6: Height and Mass Compatibility

These criteria reflect create parameters to gauge consistency and compatibility with adjacent neighboring residential uses.

Section 7: Interest in Site:

These criteria gauge property owner interest for high-density housing and whether the site is vacant or underutilized. Although, per HCD guidance, jurisdictions with a RHNA over 5,000 units are not required to provide evidence of property-owner agreement, it is beneficial to do so since sites (and particularly non-vacant sites) assigned to lower-income housing come under greater scrutiny from HCD.

The Final Sites Selection Criteria is included in Table 3.

Table 3: Sites Selection Criteria	
Yes=1 Point, No=0 Points	
1. Site Size and Infill Criteria (per Housing and Community Development Criteria)	
	a. (For sites intended to accommodate housing at a density of 30 DUA or more) The site, or the portion of a site to be rezoned, is larger than 0.5 acres in size, and less than 10 acres in size. (If not applicable ¹ =1)
	b. (For sites intended to accommodate housing at a density of 30 DUA or more) The site is 1 acre or more in size allowing for more State/Federal financing opportunities (If not applicable=1)
	c. Site is an infill site (Site is located within the Urban Growth Boundary and adjoins urbanized land use for at least 75% of its perimeter (adjoins means adjacent to, or only separated by an improved public right-of-way.)
	d. Site is not anticipated to require off-site sewer, water, or dry utilities infrastructure improvements.
	e. Site is adjacent to Recycled Water infrastructure.
2. Proximity to Modes of Transportation²	
	a. Site is within 1/3 mile of a BART station.
	b. Site is within 1/2 mile of a BART station.
	c. Site is within 1/3 mile of transit stop with 15-minute headway to a BART station.
	d. Site is within 1/3 mile of transit stop with 30-minute headway.
	e. Site is adjacent to an existing bike facility. (Class I shared use path, Class II bicycle lane or buffered bicycle lane, Class III bicycle route or Class IV separated bikeway)
	f. Site is within 1 mile of freeway on-ramp.
3. Proximity to Services and Amenities	
	a. Site is within 1/2 mile of an existing or approved grocery store selling staples, fresh meat, and fresh produce, including a multipurpose store with a grocery section selling these products.
	b. Site is within 1/2 mile of an existing elementary school.
	c. Site is within 1/2 mile of an existing middle school.
	d. Site is within 1 mile of an existing high school.
	e. Site is not within the enrollment area of a school with insufficient current or projected capacity, as determined by Pleasanton Unified School District based on current demographic and other studies.
	f. Site is within 1/2 mile of an existing public park or open space area as identified in the General Plan or a planned improvement in the City's Capital Improvement Program.

¹ Only applicable to sites intended for high-density housing, all other sites receive "1" score. This note also applies to criteria 1b, 6a, 6b and 7.

² Distances measured "as the crow flies"

4. Environmental Impacts/Impact on Future Residents	
	a. Site would not expose future residents to odor impacts from any existing or known future source.
	b. The project is anticipated to meet noise standards with no or with reasonable mitigation measures. (If adjacent to or across the street from freeway or rail line = 0)
	c. Site is not within BAAQMD's air quality screening distance for new sensitive receptors.
	d. Site is within the standard response time for emergency services as identified by the General Plan.
	e. The site is outside of the following natural hazard areas (0 or 1 point for each)
	<ul style="list-style-type: none"> • Site is not within Alquist Priolo zone or fault zone as identified in the General Plan.
	<ul style="list-style-type: none"> • Site is not within earthquake induced landslide zone as identified in the General Plan.
	<ul style="list-style-type: none"> • Site is not within a Special Fire Protection Area as identified in the General Plan.
	<ul style="list-style-type: none"> • Site is not within a 100-year Flood Zone.
	f. Site is located outside of the Airport Influence Area as identified in the Livermore Municipal Airport Land Use Compatibility Plan.
5. Impact on Trees, Biological or Historic Resources	
	a. Site will not likely require significant tree removal or mitigation.
	b. Site will not likely require an environmental analysis related to loss of suitable habitat for, or the taking of, sensitive or special status species, or is unlikely to be significantly constrained by the potential presence of sensitive habitat or species.
	c. Site will not likely require an analysis related to impacts on historic resources.
6. Height and Mass Compatibility	
	a. The project (for higher-density housing sites, assuming three stories are proposed) will be no more than one story higher than the average number of stories of all adjacent residential development including residential development across a residential collector or local street. (If not applicable=1)
	b. The Floor Area Ratio (FAR) of the proposed project (for higher-density housing sites, assuming an FAR of 80%) will be less than twice of the allowed midpoint density FAR for development on all adjacent sites and sites across a residential collector or local street (not including parks/designated open space.) (If not applicable=1)
	c. Site is not adjacent to or across (a residential collector or local street) from one or more existing single-family detached residential homes.
7. Interest in Site	
	a. (For sites intended to accommodate housing at a density of 30 DUA or more) Property owner/developer has expressed interest in the site for high density residential development. (If not applicable=1)
	b. Site or portion of site to be developed is vacant or underutilized.

Site Scoring

Scores in the ranking ranged from a minimum of 12 points, to a maximum of 27 points (out of a total of 34 points available). Of note, many sites had “tied” scores, and the majority scored over 20 points. The following summarizes the scores and ranking:

All Sites: Overall Scores/Ranking

One site score 27 points (Site #29: Oracle) with eight sites tied for second that scored 26 points (Site #3: PUSD Donlon, Site #7: Hacienda Terrace, Site #15: Rheem Drive Area, Site #16: Tri-Valley Inn, Site #18: Valley Plaza, Site #19: Black Avenue, Site #24: Sonoma Drive, and Site #25: PUSD – District Office.)

Another five sites, including the remaining sites in Hacienda (Site #9: Metro580, Site #8: Muslim Community Center, Site #6: Signature Center, and Site #23: Sunol Blvd Area,) as well as the two church sites (Site #14: St. Elizabeth Seton, and Site #26: St. Augustine), scored 24 or 25 points.

Stoneridge Shopping Center (Site #22) scored just below the top tier of sites, with 22 points. Its lower score was principally because it lacks close access to grocery stores, parks, and schools). Stoneridge ranked similarly with some of the sites proposed on existing light-industrial parcels such as Site #20: Boulder Court, and Site #11: Old Santa Rita Area, as well as with Site #21: Kiewitt.

The lowest-ranked sites, based on the scoring criteria, were those in the most peripheral areas, including Site #22: Merritt, and Site #1: Lester, who scored 14 and 15 points respectively. However, some infill sites also scored relatively poorly, including Sites #12: Pimlico North, and Site #4: Owens Area, each of which scored less than 20 points.

Table 4: Summary of Scoring and Ranking for All Site			
Site No.	Site Name	Score	Rank
29	Oracle	27	1
3	PUSD – Donlon	26	2
7	Hacienda Terrace	26	
15	Rheem Drive Area (southwest side)	26	
16	Tri-Valley Inn	26	
18	Valley Plaza	26	
19	Black Avenue	26	
24	Sonoma Drive Area	26	

Table 4: Summary of Scoring and Ranking for All Site			
Site No.	Site Name	Score	Rank
25	PUSD – District	26	
9	Metro 580	25	3
14	St. Elizabeth Seton	25	
6	Signature Center	25	
8	Muslim Community Center	24	4
23	Sunol Boulevard Area	24	
5	Laborer Council	24	
26	St. Augustine	23	5
2	Stoneridge Shopping Center (Mall)	23	
20	Boulder Court	22	6
21	Kiewit	21	7
11	Old Santa Rita Area	21	
27	PUSD – Vineyard	20	8
4	Owens (Motel 6 and Tommy T)	19	10
12	Pimlico Area (North side)	18	11
22	Merritt	17	12
1	Lester	15	13

High Density Housing Sites: Scores and Ranking

Among the high-density sites, the highest score was Site #29: Oracle with 27 points. There were two sites (tied for second) with scores of 26, Site #26: Hacienda Terrace and Site #18: Valley Plaza, with other sites ranked/scored as noted above. The lowest ranked site (Site #28: SteelWave) scored 12 points.

Table 5: Summary of Scoring and Ranking for High Density Sites			
Site No.	Site Name	Score	Rank
29	Oracle	27	1
7	Hacienda Terrace	26	2
18	Valley Plaza	26	
9	Metro 580	25	3
6	Signature Center	24	4
23	Sunol Boulevard Area	24	
5	Laborer Council	23	5
2	Stoneridge Shopping Center (Mall)	22	6
20	Boulder Court	21	7
21	Kiewit	21	
11	Old Santa Rita Area	20	8
4	Owens (Motel 6 and Tommy T)	18	9
12	Pimlico Area (North side)	17	10

Low- and Medium-Density Sites: Scores and Ranking

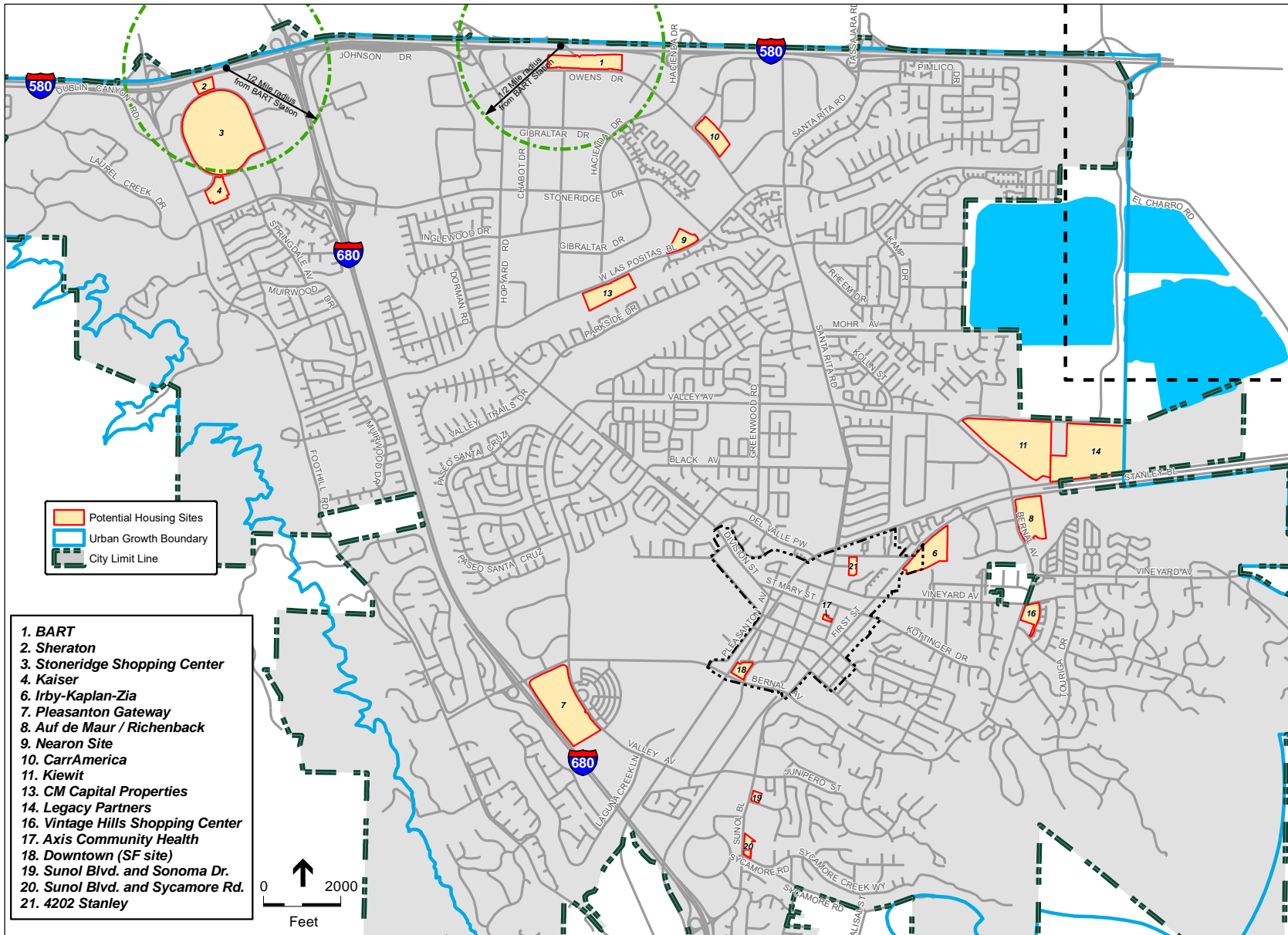
Six sites were top-ranked with 26 points, including Site #3: PUSD-Donlon, Site #15: Rheem Drive, Site #16: Tri-Valley Inn, Site #19: Black Avenue, Site #24: Sonoma Drive Area, and Site #25: PUSD-District. Again, Lester and Merritt scored the lowest, along with the PUSD-Vineyard site.

Table 6: Summary of Scoring and Ranking for Low/Medium Density Sites			
Site No.	Site Name	Score	Rank
3	PUSD – Donlon	26	1
15	Rheem Drive Area (southwest side)	26	
16	Tri-Valley Inn	26	
19	Black Avenue	26	
24	Sonoma Drive Area	26	
25	PUSD – District	26	
14	St. Elizabeth Seton	25	2
8	Muslim Community Center	24	3
26	St. Augustine	23	4
27	PUSD – Vineyard	19	5
22	Merritt	15	6
1	Lester	14	7

Sites Scoring Summary

As can be seen from the rankings, there is not a particularly clear geographic pattern to the ranking, and sites in all quadrants of the city scored relatively well – this is helpful in the goal to select sites that reflect a relatively even distribution throughout Pleasanton.

In terms of which sites scored relatively better or worse, sites in more central portions of the City (which tend to be more conveniently located to community amenities and services), generally scored more highly, as did sites in Hacienda, which benefit from transit proximity and some strategically located commercial centers. The lowest-scoring sites were greenfield sites on the edges of the city, although, somewhat surprisingly, some infill locations (like the Pimlico and Owens Drive sites) did relatively poorly. Complete scoring for all sites under each category can be found in the following table.



SOURCE: The City of Pleasanton

General Plan Amendment and Rezonings . 210016

Figure 3-4
Potential Sites for Rezoning

Appendix D
Project Water Demand Calculation Tables

Project Phase	Horizon Year	Site Density Class	Density Range (DU/A)	Site Total Acres	Buildable Acres	Maximum or Expected Capacity (units)	Persons Per Household	Water Demand Factor (GPCD)	Future Total Population (Horizon Year 2031 and 2045)
Housing Element Update Carryover 5th Cycle	2045	Low	3	10.25	10.25	30	2.99	159	90
Housing Element Update Carryover 5th Cycle	2045	Low	1	7.83	7.83	1	2.99	159	3
Housing Element Update Carryover 5th Cycle	2045	Low	1	560.34	560.34	10	2.99	159	30
Housing Element Update Carryover 5th Cycle	2045	Low	1	1.11	1.11	1	2.99	159	3
Housing Element Update Carryover 5th Cycle	2045	Low	1	1.61	1.61	1	2.99	159	3
ADUs (Additional Growth)	2045	High	N/A	N/A	N/A	46	2.20	159	102
ADUs (Additional Growth)	2031	High	N/A	N/A	N/A	47	2.20	159	104
Growth From Existing Zoning	2031	Medium	23	0.13	0.13	3	2.48	159	8
Growth From Existing Zoning	2031	Medium	8	0.28	0.28	2	2.48	159	5
Growth From Existing Zoning	2031	Medium	18	0.87	0.87	15	2.48	159	38
Growth From Existing Zoning	2031	Medium	19	0.16	0.16	3	2.48	159	8
Growth From Existing Zoning	2031	Medium	16	0.57	0.57	9	2.48	159	23
Growth From Existing Zoning	2031	Medium	11	0.19	0.19	2	2.48	159	5
Growth From Existing Zoning	2031	Medium	17	0.74	0.74	12	2.48	159	30
Growth From Existing Zoning	2031	Medium	4	0.28	0.28	1	2.48	159	3
Growth From Existing Zoning	2031	Medium	6	0.35	0.35	2	2.48	159	5
Growth From Existing Zoning	2031	Medium	13	0.32	0.32	4	2.48	159	10
Growth From Existing Zoning	2031	Medium	8	0.64	0.64	5	2.48	159	13
Growth From Existing Zoning	2031	Medium	13	0.55	0.55	7	2.48	159	18
Growth From Existing Zoning	2031	Medium	12	0.63	0.63	7	2.48	159	18
Growth From Existing Zoning	2031	Medium	26	0.70	0.70	18	2.48	159	45
Growth From Existing Zoning	2031	Medium	18	0.79	0.79	14	2.48	159	35
Growth From Existing Zoning	2031	High	27	0.99	0.99	26	2.20	159	58
Growth From Existing Zoning	2031	Medium	13	1.05	1.05	13	2.48	159	33
Growth From Existing Zoning	2031	Low	5	1.05	1.05	5	2.99	159	15
Growth From Existing Zoning	2031	Medium	10	1.11	1.11	10	2.48	159	25
Growth From Existing Zoning	2031	Low	5	1.24	1.24	5	2.99	159	15
Growth From Existing Zoning	2031	High	27	1.52	1.52	40	2.20	159	88
Growth From Existing Zoning	2031	High	18	3.62	3.62	62	2.20	159	137
Growth From Existing Zoning	2031	Low	19	0.16	0.16	3	2.99	159	9
Growth From Existing Zoning	2031	Low	13	0.17	0.17	2	2.99	159	6
Growth From Existing Zoning	2031	Low	30	0.17	0.17	5	2.99	159	15
Growth From Existing Zoning	2031	Medium	27	0.26	0.26	7	2.48	159	18
Growth From Existing Zoning	2031	Low	16	0.27	0.27	4	2.99	159	12
Growth From Existing Zoning	2031	Low	15	0.28	0.28	4	2.99	159	12
Growth From Existing Zoning	2031	Low	11	0.29	0.29	3	2.99	159	9
Growth From Existing Zoning	2031	Medium	26	0.31	0.31	8	2.48	159	20
Growth From Existing Zoning	2031	Low	13	0.31	0.31	4	2.99	159	12
Growth From Existing Zoning	2031	Low	12	0.34	0.34	4	2.99	159	12
Growth From Existing Zoning	2031	Low	15	0.34	0.34	5	2.99	159	15
Growth From Existing Zoning	2031	Low	15	0.35	0.35	5	2.99	159	15
Growth From Existing Zoning	2031	Medium	15	0.35	0.35	5	2.48	159	13
Growth From Existing Zoning	2031	Medium	26	0.39	0.39	10	2.48	159	25
Growth From Existing Zoning	2031	Medium	5	0.41	0.41	2	2.48	159	5
Growth From Existing Zoning	2031	Low	8	0.42	0.42	3	2.99	159	9
Growth From Existing Zoning	2031	Low	16	0.44	0.44	7	2.99	159	21
Growth From Existing Zoning	2045	Low	15	0.47	0.47	7	2.99	159	21
Growth From Existing Zoning	2045	Medium	15	0.48	0.48	7	2.48	159	18
Growth From Existing Zoning	2045	Low	13	0.31	0.31	4	2.99	159	12
Growth From Existing Zoning	2045	Low	14	0.36	0.36	5	2.99	159	15
Growth From Existing Zoning	2045	Low	12	0.27	0.27	3	2.99	159	9
Growth From Existing Zoning	2045	Low	11	0.28	0.28	3	2.99	159	9
Growth From Existing Zoning	2045	Low	14	0.31	0.31	4	2.99	159	12
Growth From Existing Zoning	2045	Low	12	0.34	0.34	4	2.99	159	12

Project Phase	Horizon Year	Site Density Class	Density Range (DU/A)	Site Total Acres	Buildable Acres	Maximum or Expected Capacity (units)	Persons Per Household	Water Demand Factor (GPCD)	Future Total Population (Horizon Year 2031 and 2045)
Growth From Existing Zoning	2045	Low	11	0.37	0.37	4	2.99	159	12
Growth From Existing Zoning	2045	Low	13	0.39	0.39	5	2.99	159	15
Growth From Existing Zoning	2045	Low	13	0.41	0.41	5	2.99	159	15
Growth From Existing Zoning	2045	Medium	15	2.98	2.98	44	2.48	159	110
Growth From Existing Zoning	2045	Low	1	2.94	2.94	1	2.99	159	3
Growth From Existing Zoning	2045	Low	31	0.10	0.10	3	2.99	159	9
Growth From Existing Zoning	2045	Low	11	0.10	0.10	1	2.99	159	3
Growth From Existing Zoning	2045	Low	8	0.13	0.13	1	2.99	159	3
Growth From Existing Zoning	2045	Low	8	0.13	0.13	1	2.99	159	3
Growth From Existing Zoning	2045	Low	13	0.16	0.16	2	2.99	159	6
Growth From Existing Zoning	2045	Low	13	0.16	0.16	2	2.99	159	6
Growth From Existing Zoning	2045	Low	13	0.16	0.16	2	2.99	159	6
Growth From Existing Zoning	2045	Low	12	0.17	0.17	2	2.99	159	6
Growth From Existing Zoning	2045	Low	6	0.17	0.17	1	2.99	159	3
Growth From Existing Zoning	2045	Low	6	0.18	0.18	1	2.99	159	3
Growth From Existing Zoning	2045	Low	5	0.20	0.20	1	2.99	159	3
Growth From Existing Zoning	2045	Low	15	0.20	0.20	3	2.99	159	9
Growth From Existing Zoning	2045	Low	5	0.21	0.21	1	2.99	159	3
Growth From Existing Zoning	2045	Low	15	0.21	0.21	3	2.99	159	9
Growth From Existing Zoning	2045	Low	14	0.22	0.22	3	2.99	159	9
Growth From Existing Zoning	2045	Low	5	0.23	0.23	1	2.99	159	3
Growth From Existing Zoning	2045	Low	5	0.23	0.23	1	2.99	159	3
Growth From Existing Zoning	2045	Low	13	0.24	0.24	3	2.99	159	9
Growth From Existing Zoning	2045	Low	1	1.18	1.18	1	2.99	159	3
Growth From Existing Zoning	2045	Low	28	0.04	0.04	1	2.99	159	3
Growth From Existing Zoning	2045	Low	28	0.04	0.04	1	2.99	159	3
Growth From Existing Zoning	2045	Low	11	0.10	0.10	1	2.99	159	3
Growth From Existing Zoning	2045	Low	10	0.10	0.10	1	2.99	159	3
Growth From Existing Zoning	2045	Low	9	0.12	0.12	1	2.99	159	3
Growth From Existing Zoning	2045	Low	14	0.14	0.14	2	2.99	159	6
Growth From Existing Zoning	2045	Low	12	0.18	0.18	2	2.99	159	6
Growth From Existing Zoning	2045	Low	12	0.18	0.18	2	2.99	159	6
Growth From Existing Zoning	2045	Low	15	0.21	0.21	3	2.99	159	9
Growth From Existing Zoning	2045	Low	1	1.84	1.84	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.55	0.55	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.79	0.79	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.75	0.75	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	1.27	1.27	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	2.42	2.42	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	2.42	2.42	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.48	0.48	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	3.15	3.15	5	2.99	159	15
Growth From Existing Zoning	2045	Low	2	0.52	0.52	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.37	0.37	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.57	0.57	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.49	0.49	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.48	0.48	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.53	0.53	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.34	0.34	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.60	0.60	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.36	0.36	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.59	0.59	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.49	0.49	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.65	0.65	1	2.99	159	3

Project Phase	Horizon Year	Site Density Class	Density Range (DU/A)	Site Total Acres	Buildable Acres	Maximum or Expected Capacity (units)	Persons Per Household	Water Demand Factor (GPCD)	Future Total Population (Horizon Year 2031 and 2045)
Growth From Existing Zoning	2045	Low	2	0.57	0.57	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	1.07	1.07	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.56	0.56	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.46	0.46	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.56	0.56	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.37	0.37	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.76	0.76	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.87	0.87	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.87	0.87	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.86	0.86	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.46	0.46	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.92	0.92	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.46	0.46	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.41	0.41	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.92	0.92	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.53	0.53	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	1.30	1.30	2	2.99	159	6
Growth From Existing Zoning	2045	Low	2	4.97	4.97	5	2.99	159	15
Growth From Existing Zoning	2045	Low	2	0.79	0.79	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.82	0.82	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	2.53	2.53	3	2.99	159	9
Growth From Existing Zoning	2045	Low	2	7.17	7.17	9	2.99	159	27
Growth From Existing Zoning	2045	Low	2	0.53	0.53	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.48	0.48	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.57	0.57	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.69	0.69	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.52	0.52	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	1.05	1.05	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.56	0.56	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.44	0.44	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.55	0.55	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	2.24	2.24	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	7.30	7.30	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	7.95	7.95	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	20.00	20.00	3	2.99	159	9
Growth From Existing Zoning	2045	Low	2	0.56	0.56	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.73	0.73	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	1.08	1.08	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	10.23	10.23	5	2.99	159	15
Growth From Existing Zoning	2045	Low	2	0.85	0.85	1	2.99	159	3
Growth From Existing Zoning	2045	Low	2	0.86	0.86	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.82	0.82	2	2.99	159	6
Growth From Existing Zoning	2045	Low	2	0.87	0.87	1	2.99	159	3
Growth From Existing Zoning	2045	Low	1	2.09	2.09	2	2.99	159	6
Growth From Existing Zoning	2045	Low	1	4.66	4.66	1	2.99	159	3
Growth From Existing Zoning	2045	Low	7	0.16	0.16	1	2.99	159	3
Growth From Existing Zoning	2045	Low	4	0.26	0.26	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.49	0.49	1	2.99	159	3
Growth From Existing Zoning	2045	Low	3	0.49	0.49	1	2.99	159	3
Growth From Existing Zoning	2045	Low	4	0.51	0.51	2	2.99	159	6
Growth From Existing Zoning	2045	Low	4	0.53	0.53	2	2.99	159	6
Growth From Existing Zoning	2045	Low	4	0.54	0.54	2	2.99	159	6
Growth From Existing Zoning	2045	Low	4	0.55	0.55	2	2.99	159	6
Growth From Existing Zoning	2045	Low	4	0.56	0.56	2	2.99	159	6

Project Phase	Horizon Year	Site Density Class	Density Range (DU/A)	Site Total Acres	Buildable Acres	Maximum or Expected Capacity (units)	Persons Per Household	Water Demand Factor (GPCD)	Future Total Population (Horizon Year 2031 and 2045)
Growth From Existing Zoning	2045	Low	4	0.57	0.57	2	2.99	159	6
Growth From Existing Zoning	2045	Low	4	0.61	0.61	2	2.99	159	6
Growth From Existing Zoning	2045	Low	3	0.69	0.69	2	2.99	159	6
Growth From Existing Zoning	2045	Low	4	0.87	0.87	3	2.99	159	9
Growth From Existing Zoning	2045	Low	9	0.11	0.11	1	2.99	159	3
Growth From Existing Zoning	2045	Low	8	0.14	0.14	1	2.99	159	3
Growth From Existing Zoning	2045	Low	12	0.17	0.17	2	2.99	159	6
Growth From Existing Zoning	2045	Low	12	0.17	0.17	2	2.99	159	6
Growth From Existing Zoning	2045	Low	12	0.17	0.17	2	2.99	159	6
Growth From Existing Zoning	2045	Low	12	0.17	0.17	2	2.99	159	6
Growth From Existing Zoning	2045	Low	18	0.18	0.18	3	2.99	159	9
Growth From Existing Zoning	2045	Low	11	0.19	0.19	2	2.99	159	6
Growth From Existing Zoning	2045	Low	11	0.20	0.20	2	2.99	159	6
Growth From Existing Zoning	2045	Low	10	0.20	0.20	2	2.99	159	6
Growth From Existing Zoning	2045	Low	9	0.23	0.23	2	2.99	159	6
Growth From Existing Zoning	2045	Low	13	0.25	0.25	3	2.99	159	9
Growth From Existing Zoning	2045	Low	18	0.06	0.06	1	2.99	159	3
Growth From Existing Zoning	2045	Low	14	0.30	0.30	4	2.99	159	12
Growth From Existing Zoning	2045	Low	13	0.25	0.25	3	2.99	159	9
Growth From Existing Zoning	2045	Low	6	0.58	0.58	3	2.99	159	9
		-	-	1398.00	1092.62	10,273	-	-	23,992

Project Water Demand (GPD)												
No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045	
1	Lester	Single family detached	Housing Element Update 6th Cycle	2031	0	3,669	12,743	14,588	14,685	14,806	14,927	
2	Stoneridge Shopping Center	Attached Apartment	Housing Element Update 6th Cycle	2031	0	124,978	434,095	496,932	500,227	504,346	508,464	
3	PUSD-Donion	Single family detached	Housing Element Update 6th Cycle	2031	0	3,314	11,510	13,176	13,264	13,373	13,482	
4	Owens (Motel 6 and Tommy I)	Attached Apartment	Housing Element Update 6th Cycle	2031	0	8,166	28,364	32,470	32,685	32,954	33,224	
5	Laborers Council	Attached Apartment	Housing Element Update 6th Cycle	2031	0	4,695	16,306	18,666	18,790	18,945	19,100	
6	Signature Center	Attached Apartment	Housing Element Update 6th Cycle	2031	0	38,188	132,640	151,840	152,847	154,106	155,364	
7	Hacienda Terrace	Attached Apartment	Housing Element Update 6th Cycle	2031	0	6,943	24,116	27,607	27,790	28,019	28,248	
8	Muslim Community Center	Single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	12,230	42,478	48,627	48,949	49,352	49,755	
9	Metro 580	Attached Apartment	Housing Element Update 6th Cycle	2031	0	32,546	113,046	129,410	130,268	131,340	132,413	
11	Old Santa Rita Area	Attached Apartment	Housing Element Update 6th Cycle	2031	0	113,813	395,317	452,541	455,542	459,292	463,043	
12	Pimlico Area (North)	Attached Apartment	Housing Element Update 6th Cycle	2031	0	7,377	25,624	29,333	29,527	29,770	30,014	
14	St. Elizabeth Seton	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	5,010	17,402	19,921	20,053	20,218	20,384	
15	Rheem Drive Area (Southwest Side)	Single family detached or attached	Housing Element Update 6th Cycle	2031	0	16,175	56,180	64,313	64,739	65,272	65,805	
16	Tri-Valley Inn	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	6,075	21,102	24,156	24,317	24,517	24,717	
18	Valley Plaza	Attached Apartment	Housing Element Update 6th Cycle	2031	0	19,094	66,320	75,920	76,424	77,053	77,682	
19	Black Avenue	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	6,391	22,198	25,411	25,580	25,790	26,001	
20	Boulder Court	Attached Apartment	Housing Element Update 6th Cycle	2031	0	32,822	114,005	130,508	131,373	132,454	133,536	
21 a	Kiewit	Attached Apartment	Housing Element Update 6th Cycle	2031	0	17,358	60,291	69,018	69,476	70,048	70,620	
21 b	Kiewit	Single family detached or attached	Housing Element Update 6th Cycle	2031	0	66,079	229,517	262,741	264,483	266,660	268,838	
22	Merritt	Single family	Housing Element Update 6th Cycle	2031	0	10,770	37,408	42,823	43,107	43,462	43,817	
23	Sunol Boulevard Properties	Attached Apartment	Housing Element Update 6th Cycle	2031	0	83,003	288,301	330,033	332,222	334,957	337,692	
24	Sonoma Drive area	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	15,977	55,495	63,528	63,950	64,476	65,003	
25	PUSD-District	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	15,977	55,495	63,528	63,950	64,476	65,003	
26	St. Augustine	Single family detached	Housing Element Update 6th Cycle	2031	0	3,432	11,921	13,647	13,737	13,850	13,964	
27	PUSD-Vineyard	Single family detached	Housing Element Update 6th Cycle	2031	0	2,959	10,277	11,765	11,843	11,940	12,038	
29	Oracle	Attached Apartment	Housing Element Update 6th Cycle	2031	0	19,528	67,827	77,646	78,161	78,804	79,448	
N/A	BART Surface Parking Lot	Attached Apartment	Housing Element Update 6th Cycle	2031	0	26,589	92,355	105,724	106,425	107,301	108,177	
N/A	ADUs	Accessory Dwelling Units (ADU)	Housing Element Update 6th Cycle	2031	0	8,087	28,090	32,156	32,370	32,636	32,903	
N/A	1500 Lund Ranch Rd.	Single family	Approved or Entitled Projects	2031	0	5,089	17,676	20,235	20,369	20,537	20,705	
N/A	1000 Minnie St.	Single family	Approved or Entitled Projects	2031	0	2,604	9,044	10,353	10,421	10,507	10,593	
N/A	1000 Minnie St.	Attached Apartment	Approved or Entitled Projects	2031	0	1,933	6,714	7,686	7,737	7,801	7,865	
N/A	2188 Foothill Rd.	Single family	Approved or Entitled Projects	2031	0	828	2,878	3,294	3,316	3,343	3,371	
N/A	990 Sycamore Rd.	Single family	Approved or Entitled Projects	2031	0	355	1,233	1,412	1,421	1,433	1,445	
N/A	N/A (The Residence at California Center)	Attached Apartment	Approved or Entitled Projects	2031	0	26,471	91,944	105,253	105,951	106,823	107,696	
N/A	8026 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	118	411	471	474	478	482	
N/A	8032 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	118	411	471	474	478	482	
N/A	8020 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	118	411	471	474	478	482	
N/A	8008 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	118	411	471	474	478	482	
N/A	8014 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	118	411	471	474	478	482	
N/A	8025 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	118	411	471	474	478	482	
N/A	8019 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	118	411	471	474	478	482	
N/A	8013 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	118	411	471	474	478	482	
N/A	2500 Vineyard Ave.	Single family	Approved or Entitled Projects	2031	0	355	1,233	1,412	1,421	1,433	1,445	
N/A	375 Sycamore Rd.	Single family	Approved or Entitled Projects	2031	0	355	1,233	1,412	1,421	1,433	1,445	
N/A	Stoneridge Shopping Center surface parking lots	Attached Apartment	Housing Element Update Carryover 5th Cycle	2031	0	34,716	120,582	138,037	138,952	140,096	141,240	
N/A	BART Surface Parking Lot	Attached Apartment	Housing Element Update Carryover 5th Cycle	2031	0	21,619	75,090	85,959	86,529	87,242	87,954	
N/A	Office buildings, surface parking	Single family	Housing Element Update Carryover 5th Cycle	2031	0	9,823	34,119	39,058	39,317	39,641	39,965	
N/A	Industrial complex, surface parking	Attached Apartment	Housing Element Update Carryover 5th Cycle	2045	0	11,749	40,809	46,716	70,538	100,752	131,450	
N/A	Parking lot	Attached Apartment	Housing Element Update Carryover 5th Cycle	2045	0	5,753	19,981	22,873	34,537	49,330	64,361	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	172	598	684	1,034	1,476	1,926	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	43	149	171	258	369	482	
N/A	Single-Family Residence w. pool	Single family	Housing Element Update Carryover 5th Cycle	2045	0	43	149	171	258	369	482	
N/A	Single-Family Residence w. pool	Single family	Housing Element Update Carryover 5th Cycle	2045	0	43	149	171	258	369	482	
N/A	Single-Family Residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0	43	149	171	258	369	482	
N/A	Single-family residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0	1,291	4,484	5,134	7,751	11,072	14,445	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	43	149	171	258	369	482	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	430	1,495	1,711	2,584	3,691	4,815	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	43	149	171	258	369	482	
N/A	Single-Family Residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0	43	149	171	258	369	482	
N/A	ADUs (Additional Growth)	Accessory Dwelling Units (ADU)	ADUs (Additional Growth)	2045	0	1,463	5,082	5,818	8,785	12,548	16,371	
N/A	ADUs (Additional Growth)	Accessory Dwelling Units (ADU)	ADUs (Additional Growth)	2031	0	4,103	14,251	16,313	16,422	16,557	16,692	
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	316	1,096	1,255	1,263	1,274	1,284	
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	197	685	784	790	796	803	
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	1,499	5,207	5,961	6,000	6,050	6,099	
N/A	Parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0	316	1,096	1,255	1,263	1,274	1,284	
N/A	Bank, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	907	3,152	3,608	3,632	3,662	3,692	
N/A	Commercial buildings, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0	197	685	784	790	796	803	
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	1,184	4,111	4,706	4,737	4,776	4,815	

No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	118	411	471	474	478	482
N/A	Commercial buildings/offices, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0	197	685	784	790	796	803
N/A	Commercial building w. interior parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	395	1,370	1,569	1,579	1,592	1,605
N/A	Offices, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	513	1,781	2,039	2,053	2,070	2,087
N/A	Auto dealership, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	710	2,466	2,823	2,842	2,866	2,889
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	710	2,466	2,823	2,842	2,866	2,889
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	1,775	6,166	7,059	7,106	7,164	7,223
N/A	Funeral home, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	1,381	4,796	5,490	5,527	5,572	5,618
N/A	Vacant	Attached Apartment	Growth From Existing Zoning	2031	0	2,288	7,947	9,098	9,158	9,234	9,309
N/A	Commercial buildings, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	1,302	4,522	5,176	5,211	5,254	5,297
N/A	Restaurant	Single family	Growth From Existing Zoning	2031	0	592	2,055	2,353	2,369	2,388	2,408
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	986	3,426	3,922	3,948	3,980	4,013
N/A	Single-family residences (2 units), surface parking lot	Single family	Growth From Existing Zoning	2031	0	592	2,055	2,353	2,369	2,388	2,408
N/A	Vacant	Attached Apartment	Growth From Existing Zoning	2031	0	3,472	12,058	13,804	13,895	14,010	14,124
N/A	Commercial building, surface parking	Attached Apartment	Growth From Existing Zoning	2031	0	5,405	18,772	21,490	21,632	21,810	21,989
N/A	Commercial parking lot	Single family	Growth From Existing Zoning	2031	0	355	1,233	1,412	1,421	1,433	1,445
N/A	Commercial/Restaurant/Bar	Single family	Growth From Existing Zoning	2031	0	237	822	941	947	955	963
N/A	Vacant	Single family	Growth From Existing Zoning	2031	0	592	2,055	2,353	2,369	2,388	2,408
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	710	2,466	2,823	2,842	2,866	2,889
N/A	Offices, surface parking	Single family	Growth From Existing Zoning	2031	0	473	1,644	1,882	1,895	1,910	1,926
N/A	Commercial buildings, surface parking	Single family	Growth From Existing Zoning	2031	0	473	1,644	1,882	1,895	1,910	1,926
N/A	Commercial/industrial property	Single family	Growth From Existing Zoning	2031	0	355	1,233	1,412	1,421	1,433	1,445
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	789	2,741	3,137	3,158	3,184	3,210
N/A	Restaurant, surface parking	Single family	Growth From Existing Zoning	2031	0	473	1,644	1,882	1,895	1,910	1,926
N/A	Local Market and surface parking	Single family	Growth From Existing Zoning	2031	0	473	1,644	1,882	1,895	1,910	1,926
N/A	Commercial building, surface parking	Single family	Growth From Existing Zoning	2031	0	592	2,055	2,353	2,369	2,388	2,408
N/A	Bank, surface parking	Single family	Growth From Existing Zoning	2031	0	592	2,055	2,353	2,369	2,388	2,408
N/A	Restaurant/Bar and surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	513	1,781	2,039	2,053	2,070	2,087
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	986	3,426	3,922	3,948	3,980	4,013
N/A	Commercial buildings, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0	197	685	784	790	796	803
N/A	Multi-family housing (4 units) and surface parking	Single family	Growth From Existing Zoning	2031	0	355	1,233	1,412	1,421	1,433	1,445
N/A	Single-family residence	Single family	Growth From Existing Zoning	2031	0	828	2,878	3,294	3,316	3,343	3,371
N/A	Offices, surface parking lot	Single family	Growth From Existing Zoning	2045	0	301	1,046	1,198	1,809	2,583	3,371
N/A	Bank, surface parking	single-family attached or apartments	Growth From Existing Zoning	2045	0	258	897	1,027	1,550	2,214	2,889
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	172	598	684	1,034	1,476	1,926
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	215	747	856	1,292	1,845	2,408
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	172	598	684	1,034	1,476	1,926
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	172	598	684	1,034	1,476	1,926
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	172	598	684	1,034	1,476	1,926
N/A	Single-family homes	Single family	Growth From Existing Zoning	2045	0	215	747	856	1,292	1,845	2,408
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	215	747	856	1,292	1,845	2,408
N/A	Church, preschool, surface parking	single-family attached or apartments	Growth From Existing Zoning	2045	0	1,578	5,481	6,274	9,474	13,532	17,655
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Offices	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Restaurant, surface parking	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Restaurant/Bar	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence, surface parking	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Commercial building, surface parking	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Multi-family residence (3 units), surface parking	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482

No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Driveway for church property	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	86	299	342	517	738	963
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	43	149	171	258	369	482
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	172	598	684	1,034	1,476	1,926
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	129	448	513	775	1,107	1,445
Totals					0	887,941	3,084,159	3,530,605	3,620,963	3,735,150	3,850,716

No	Name	Housing Type	Project Phase	Horizon Year	Annual Water Demand (Millions of Gallons)							
					2023	2025	2030	2031	2035	2040	2045	
1	Lester	Single family detached	Housing Element Update 6th Cycle	2031	0	1	5	5	5	5	5	5
2	Stoneridge Shopping Center	Attached Apartment	Housing Element Update 6th Cycle	2031	0	46	158	181	183	184	186	
3	PUSD-Donion	Single family detached	Housing Element Update 6th Cycle	2031	0	1	4	5	5	5	5	
4	Owens (Motel 6 and Tommy T)	Attached Apartment	Housing Element Update 6th Cycle	2031	0	3	10	12	12	12	12	
5	Laborers Council	Attached Apartment	Housing Element Update 6th Cycle	2031	0	2	6	7	7	7	7	
6	Signature Center	Attached Apartment	Housing Element Update 6th Cycle	2031	0	14	48	55	56	56	57	
7	Hacienda Terrace	Attached Apartment	Housing Element Update 6th Cycle	2031	0	3	9	10	10	10	10	
8	Muslim Community Center	Single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	4	16	18	18	18	18	
9	Metro 580	Attached Apartment	Housing Element Update 6th Cycle	2031	0	12	41	47	48	48	48	
11	Old Santa Rita Area	Attached Apartment	Housing Element Update 6th Cycle	2031	0	42	144	165	166	168	169	
12	Pimlico Area (North)	Attached Apartment	Housing Element Update 6th Cycle	2031	0	3	9	11	11	11	11	
14	St. Elizabeth Seton	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	2	6	7	7	7	7	
15	Rheem Drive Area (Southwest Side)	Single family detached or attached	Housing Element Update 6th Cycle	2031	0	6	21	23	24	24	24	
16	Tri-Valley Inn	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	2	8	9	9	9	9	
18	Valley Plaza	Attached Apartment	Housing Element Update 6th Cycle	2031	0	7	24	28	28	28	28	
19	Black Avenue	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	2	8	9	9	9	9	
20	Boulder Court	Attached Apartment	Housing Element Update 6th Cycle	2031	0	12	42	48	48	48	49	
21 a	Kiewit	Attached Apartment	Housing Element Update 6th Cycle	2031	0	6	22	25	25	26	26	
21 b	Kiewit	Single family detached or attached	Housing Element Update 6th Cycle	2031	0	24	84	96	97	97	98	
22	Merritt	Single family	Housing Element Update 6th Cycle	2031	0	4	14	16	16	16	16	
23	Sunol Boulevard Properties	Attached Apartment	Housing Element Update 6th Cycle	2031	0	30	105	120	121	122	123	
24	Sonoma Drive area	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	6	20	23	23	24	24	
25	PUSD-District	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0	6	20	23	23	24	24	
26	St. Augustine	Single family detached	Housing Element Update 6th Cycle	2031	0	1	4	5	5	5	5	
27	PUSD-Vineyard	Single family detached	Housing Element Update 6th Cycle	2031	0	1	4	4	4	4	4	
29	Oracle	Attached Apartment	Housing Element Update 6th Cycle	2031	0	7	25	28	29	29	29	
N/A	BART Surface Parking Lot	Attached Apartment	Housing Element Update 6th Cycle	2031	0	10	34	39	39	39	39	
N/A	ADUs	Accessory Dwelling Units (ADU)	Housing Element Update 6th Cycle	2031	0	3	10	12	12	12	12	
N/A	1500 Lund Ranch Rd.	Single family	Approved or Entitled Projects	2031	0	2	6	7	7	7	8	
N/A	1000 Minnie St.	Single family	Approved or Entitled Projects	2031	0	1	3	4	4	4	4	
N/A	1000 Minnie St.	Attached Apartment	Approved or Entitled Projects	2031	0	1	2	3	3	3	3	
N/A	2188 Foothill Rd.	Single family	Approved or Entitled Projects	2031	0	0	1	1	1	1	1	
N/A	990 Sycamore Rd.	Single family	Approved or Entitled Projects	2031	0	0	0	1	1	1	1	
N/A	N/A (The Residence at California Center)	Attached Apartment	Approved or Entitled Projects	2031	0	10	34	38	39	39	39	
N/A	8026 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	0	0	0	0	0	0	
N/A	8032 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	0	0	0	0	0	0	
N/A	8020 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	0	0	0	0	0	0	
N/A	8008 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	0	0	0	0	0	0	
N/A	8014 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	0	0	0	0	0	0	
N/A	8025 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	0	0	0	0	0	0	
N/A	8019 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	0	0	0	0	0	0	
N/A	8013 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0	0	0	0	0	0	0	
N/A	2500 Vineyard Ave.	Single family	Approved or Entitled Projects	2031	0	0	0	1	1	1	1	
N/A	375 Sycamore Rd.	Single family	Approved or Entitled Projects	2031	0	0	0	1	1	1	1	
N/A	Stoneridge Shopping Center surface parking lots	Attached Apartment	Housing Element Update Carryover 5th Cycle	2031	0	13	44	50	51	51	52	
N/A	BART Surface Parking Lot	Attached Apartment	Housing Element Update Carryover 5th Cycle	2031	0	8	27	31	32	32	32	
N/A	Office buildings, surface parking	Single family	Housing Element Update Carryover 5th Cycle	2031	0	4	12	14	14	14	15	
N/A	Industrial complex, surface parking	Attached Apartment	Housing Element Update Carryover 5th Cycle	2045	0	4	15	17	26	37	48	
N/A	Parking lot	Attached Apartment	Housing Element Update Carryover 5th Cycle	2045	0	2	7	8	13	18	23	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	0	0	0	1	1	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	0	0	0	0	0	
N/A	Single-Family Residence w. pool	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	0	0	0	0	0	
N/A	Single-Family Residence w. pool	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	0	0	0	0	0	
N/A	Single-Family Residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	0	0	0	0	0	
N/A	Single-family residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	2	2	3	4	5	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	0	0	0	0	0	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	1	1	1	1	2	
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	0	0	0	0	0	
N/A	Single-Family Residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0	0	0	0	0	0	0	
N/A	ADUs (Additional Growth)	Accessory Dwelling Units (ADU)	ADUs (Additional Growth)	2045	0	1	2	2	3	5	6	
N/A	ADUs (Additional Growth)	Accessory Dwelling Units (ADU)	ADUs (Additional Growth)	2031	0	1	5	6	6	6	6	
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	0	0	0	0	0	
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	0	0	0	0	0	
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	1	2	2	2	2	2	
N/A	Parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	0	0	0	0	0	
N/A	Bank, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1	

No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
N/A	Commercial buildings, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	0	0	0	0	0
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	2	2	2	2	2
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	0	0	0	0	0
N/A	Commercial buildings/offices, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	0	0	0	0	0
N/A	Commercial building w. interior parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Offices, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Auto dealership, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	1	2	3	3	3	3
N/A	Funeral home, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	1	2	2	2	2	2
N/A	Vacant	Attached Apartment	Growth From Existing Zoning	2031	0	1	3	3	3	3	3
N/A	Commercial buildings, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	2	2	2	2	2
N/A	Restaurant	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Single-family residences (2 units), surface parking lot	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Vacant	Attached Apartment	Growth From Existing Zoning	2031	0	1	4	5	5	5	5
N/A	Commercial building, surface parking	Attached Apartment	Growth From Existing Zoning	2031	0	2	7	8	8	8	8
N/A	Commercial parking lot	Single family	Growth From Existing Zoning	2031	0	0	0	1	1	1	1
N/A	Commercial/Restaurant/Bar	Single family	Growth From Existing Zoning	2031	0	0	0	0	0	0	0
N/A	Vacant	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Offices, surface parking	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Commercial buildings, surface parking	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Commercial/Industrial property	Single family	Growth From Existing Zoning	2031	0	0	0	1	1	1	1
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Restaurant, surface parking	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Local Market and surface parking	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Commercial building, surface parking	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Bank, surface parking	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Restaurant/Bar and surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Commercial buildings, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0	0	0	0	0	0	0
N/A	Multi-family housing (4 units) and surface parking	Single family	Growth From Existing Zoning	2031	0	0	0	1	1	1	1
N/A	Single-family residence	Single family	Growth From Existing Zoning	2031	0	0	1	1	1	1	1
N/A	Offices, surface parking lot	Single family	Growth From Existing Zoning	2045	0	0	0	0	1	1	1
N/A	Bank, surface parking	single-family attached or apartments	Growth From Existing Zoning	2045	0	0	0	0	1	1	1
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Single-family homes	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Church, preschool, surface parking	single-family attached or apartments	Growth From Existing Zoning	2045	0	1	2	2	3	5	6
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Offices	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Restaurant, surface parking	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Restaurant/Bar	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence, surface parking	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Commercial building, surface parking	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Multi-family residence (3 units), surface parking	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0

No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Driveway for church property	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	0
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	1	1
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0	0	0	0	0	0	1
Totals					-	324	1,126	1,289	1,322	1,363	1,406

					Total Annual Water Demand (AFY)						
No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
1	Lester	Single family detached	Housing Element Update 6th Cycle	2031	0.00	4.11	14.27	16.34	16.45	16.58	16.72
2	Stoneridge Shopping Center	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	139.99	486.25	556.64	560.33	564.94	569.55
3	PUSD-Donion	Single family detached	Housing Element Update 6th Cycle	2031	0.00	3.71	12.89	14.76	14.86	14.98	15.10
4	Owens (Motel 6 and Tommy T)	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	9.15	31.77	36.37	36.61	36.91	37.22
5	Laborers Council	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	5.26	18.27	20.91	21.05	21.22	21.39
6	Signature Center	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	42.78	148.58	170.08	171.21	172.62	174.03
7	Hacienda Terrace	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	7.78	27.01	30.92	31.13	31.39	31.64
8	Muslim Community Center	Single-family attached or apartments	Housing Element Update 6th Cycle	2031	0.00	13.70	47.58	54.47	54.83	55.28	55.73
9	Metro 580	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	36.46	126.63	144.96	145.92	147.12	148.32
11	Old Santa Rita Area	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	127.49	442.81	506.91	510.27	514.47	518.67
12	Pimlico Area (North)	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	8.26	28.70	32.86	33.07	33.35	33.62
14	St. Elizabeth Seton	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0.00	5.61	19.49	22.31	22.46	22.65	22.83
15	Rheem Drive Area (Southwest Side)	Single family detached or attached	Housing Element Update 6th Cycle	2031	0.00	18.12	62.93	72.04	72.52	73.11	73.71
16	Tri-Valley Inn	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0.00	6.81	23.64	27.06	27.24	27.46	27.69
18	Valley Plaza	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	21.39	74.29	85.04	85.61	86.31	87.02
19	Black Avenue	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0.00	7.16	24.87	28.46	28.65	28.89	29.12
20	Boulder Court	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	36.77	127.70	146.19	147.16	148.37	149.58
21 a	Kiewit	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	19.44	67.53	77.31	77.82	78.46	79.10
21 b	Kiewit	Single family detached or attached	Housing Element Update 6th Cycle	2031	0.00	74.02	257.09	294.31	296.26	298.70	301.14
22	Merritt	Single family	Housing Element Update 6th Cycle	2031	0.00	12.06	41.90	47.97	48.29	48.68	49.08
23	Sunol Boulevard Properties	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	92.98	322.94	369.69	372.14	375.20	378.26
24	Sonoma Drive area	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0.00	17.90	62.16	71.16	71.63	72.22	72.81
25	PUSD-District	single-family attached or apartments	Housing Element Update 6th Cycle	2031	0.00	17.90	62.16	71.16	71.63	72.22	72.81
26	St. Augustine	Single family detached	Housing Element Update 6th Cycle	2031	0.00	3.84	13.35	15.29	15.39	15.51	15.64
27	PUSD-Vineyard	Single family detached	Housing Element Update 6th Cycle	2031	0.00	3.31	11.51	13.18	13.27	13.37	13.48
29	Oracle	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	21.87	75.98	86.97	87.55	88.27	88.99
N/A	BART Surface Parking Lot	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	29.78	103.45	118.43	119.21	120.19	121.17
N/A	ADUs	Accessory Dwelling Units (ADU)	Housing Element Update 6th Cycle	2031	0.00	9.06	31.47	36.02	36.26	36.56	36.86
N/A	1500 Lund Ranch Rd.	Single family	Approved or Entitled Projects	2031	0.00	5.70	19.80	22.67	22.82	23.00	23.19
N/A	1000 Minnie St.	Single family	Approved or Entitled Projects	2031	0.00	2.92	10.13	11.60	11.67	11.77	11.87
N/A	1000 Minnie St.	Attached Apartment	Approved or Entitled Projects	2031	0.00	2.17	7.52	8.61	8.67	8.74	8.81
N/A	2188 Foothill Rd.	Single family	Approved or Entitled Projects	2031	0.00	0.93	3.22	3.69	3.71	3.74	3.78
N/A	990 Sycamore Rd.	Single family	Approved or Entitled Projects	2031	0.00	0.40	1.38	1.58	1.59	1.60	1.62
N/A	N/A (The Residence at California Center)	Attached Apartment	Approved or Entitled Projects	2031	0.00	29.65	102.99	117.90	118.68	119.66	120.63
N/A	8026 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	8032 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	8020 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	8008 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	8014 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	8025 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	8019 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	8013 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	2500 Vineyard Ave.	Single family	Approved or Entitled Projects	2031	0.00	0.40	1.38	1.58	1.59	1.60	1.62
N/A	375 Sycamore Rd.	Single family	Approved or Entitled Projects	2031	0.00	0.40	1.38	1.58	1.59	1.60	1.62
N/A	Stoneridge Shopping Center surface parking lots	Attached Apartment	Housing Element Update Carryover 5th Cycle	2031	0.00	38.89	135.07	154.62	155.65	156.93	158.21
N/A	BART Surface Parking Lot	Attached Apartment	Housing Element Update Carryover 5th Cycle	2031	0.00	24.22	84.11	96.29	96.93	97.72	98.52
N/A	Office buildings, surface parking	Single family	Housing Element Update Carryover 5th Cycle	2031	0.00	11.00	38.22	43.75	44.04	44.40	44.77
N/A	Industrial complex, surface parking	Attached Apartment	Housing Element Update Carryover 5th Cycle	2045	0.00	13.16	45.71	52.33	79.01	112.86	147.24
N/A	Parking lot	Attached Apartment	Housing Element Update Carryover 5th Cycle	2045	0.00	6.44	22.38	25.62	38.69	55.26	72.09
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.19	0.67	0.77	1.16	1.65	2.16
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence w. pool	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence w. pool	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-family residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	1.45	5.02	5.75	8.68	12.40	16.18
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.48	1.67	1.92	2.89	4.13	5.39
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Housing Element Update Carryover 5th Cycle	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	ADUs (Additional Growth)	Accessory Dwelling Units (ADU)	ADUs (Additional Growth)	2045	0.00	1.64	5.69	6.52	9.84	14.06	18.34
N/A	ADUs (Additional Growth)	Accessory Dwelling Units (ADU)	ADUs (Additional Growth)	2031	0.00	4.60	15.96	18.27	18.39	18.55	18.70
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.35	1.23	1.41	1.41	1.43	1.44
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.22	0.77	0.88	0.88	0.89	0.90
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	1.68	5.83	6.68	6.72	6.78	6.83
N/A	Parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.35	1.23	1.41	1.41	1.43	1.44
N/A	Bank, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	1.02	3.53	4.04	4.07	4.10	4.14

No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
N/A	Commercial buildings, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.22	0.77	0.88	0.88	0.89	0.90
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	1.33	4.60	5.27	5.31	5.35	5.39
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.13	0.46	0.53	0.53	0.53	0.54
N/A	Commercial buildings/offices, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.22	0.77	0.88	0.88	0.89	0.90
N/A	Commercial building w. interior parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.44	1.53	1.76	1.77	1.78	1.80
N/A	Offices, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.57	2.00	2.28	2.30	2.32	2.34
N/A	Auto dealership, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.80	2.76	3.16	3.18	3.21	3.24
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.80	2.76	3.16	3.18	3.21	3.24
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	1.99	6.91	7.91	7.96	8.02	8.09
N/A	Funeral home, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	1.55	5.37	6.15	6.19	6.24	6.29
N/A	Vacant	Attached Apartment	Growth From Existing Zoning	2031	0.00	2.56	8.90	10.19	10.26	10.34	10.43
N/A	Commercial buildings, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	1.46	5.07	5.80	5.84	5.88	5.93
N/A	Restaurant	Single family	Growth From Existing Zoning	2031	0.00	0.66	2.30	2.64	2.65	2.67	2.70
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	1.10	3.84	4.39	4.42	4.46	4.49
N/A	Single-family residences (2 units), surface parking lot	Single family	Growth From Existing Zoning	2031	0.00	0.66	2.30	2.64	2.65	2.67	2.70
N/A	Vacant	Attached Apartment	Growth From Existing Zoning	2031	0.00	3.89	13.51	15.46	15.56	15.69	15.82
N/A	Commercial building, surface parking	Attached Apartment	Growth From Existing Zoning	2031	0.00	6.05	21.03	24.07	24.23	24.43	24.63
N/A	Commercial parking lot	Single family	Growth From Existing Zoning	2031	0.00	0.40	1.38	1.58	1.59	1.60	1.62
N/A	Commercial/Restaurant/Bar	Single family	Growth From Existing Zoning	2031	0.00	0.27	0.92	1.05	1.06	1.07	1.08
N/A	Vacant	Single family	Growth From Existing Zoning	2031	0.00	0.66	2.30	2.64	2.65	2.67	2.70
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.80	2.76	3.16	3.18	3.21	3.24
N/A	Offices, surface parking	Single family	Growth From Existing Zoning	2031	0.00	0.53	1.84	2.11	2.12	2.14	2.16
N/A	Commercial buildings, surface parking	Single family	Growth From Existing Zoning	2031	0.00	0.53	1.84	2.11	2.12	2.14	2.16
N/A	Commercial/Industrial property	Single family	Growth From Existing Zoning	2031	0.00	0.40	1.38	1.58	1.59	1.60	1.62
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.88	3.07	3.51	3.54	3.57	3.60
N/A	Restaurant, surface parking	Single family	Growth From Existing Zoning	2031	0.00	0.53	1.84	2.11	2.12	2.14	2.16
N/A	Local Market and surface parking	Single family	Growth From Existing Zoning	2031	0.00	0.53	1.84	2.11	2.12	2.14	2.16
N/A	Commercial building, surface parking	Single family	Growth From Existing Zoning	2031	0.00	0.66	2.30	2.64	2.65	2.67	2.70
N/A	Bank, surface parking	Single family	Growth From Existing Zoning	2031	0.00	0.66	2.30	2.64	2.65	2.67	2.70
N/A	Restaurant/Bar and surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.57	2.00	2.28	2.30	2.32	2.34
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	1.10	3.84	4.39	4.42	4.46	4.49
N/A	Commercial buildings, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	0.00	0.22	0.77	0.88	0.88	0.89	0.90
N/A	Multi-family housing (4 units) and surface parking	Single family	Growth From Existing Zoning	2031	0.00	0.40	1.38	1.58	1.59	1.60	1.62
N/A	Single-family residence	Single family	Growth From Existing Zoning	2031	0.00	0.93	3.22	3.69	3.71	3.74	3.78
N/A	Offices, surface parking lot	Single family	Growth From Existing Zoning	2045	0.00	0.34	1.17	1.34	2.03	2.89	3.78
N/A	Bank, surface parking	single-family attached or apartments	Growth From Existing Zoning	2045	0.00	0.29	1.00	1.15	1.74	2.48	3.24
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.19	0.67	0.77	1.16	1.65	2.16
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.24	0.84	0.96	1.45	2.07	2.70
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.19	0.67	0.77	1.16	1.65	2.16
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.19	0.67	0.77	1.16	1.65	2.16
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.19	0.67	0.77	1.16	1.65	2.16
N/A	Single-family homes	Single family	Growth From Existing Zoning	2045	0.00	0.24	0.84	0.96	1.45	2.07	2.70
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.24	0.84	0.96	1.45	2.07	2.70
N/A	Church, preschool, surface parking	single-family attached or apartments	Growth From Existing Zoning	2045	0.00	1.77	6.14	7.03	10.61	15.16	19.78
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Offices	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Restaurant, surface parking	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Restaurant/Bar	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence, surface parking	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Commercial building, surface parking	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Multi-family residence (3 units), surface parking	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54

No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.24	0.84	0.96	1.45	2.07	2.70
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Driveway for church property	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	0.00	0.10	0.33	0.38	0.58	0.83	1.08
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.05	0.17	0.19	0.29	0.41	0.54
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	0.00	0.19	0.67	0.77	1.16	1.65	2.16
N/A	Vacant	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	0.00	0.14	0.50	0.58	0.87	1.24	1.62
Totals					0.00	994.62	3,454.70	3,954.79	4,056.00	4,183.91	4,313.36

					Total Recycled Annual Water Demand for Sites 6, 7, 8, 29 (AFY)						
No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
1	Lester	Single family detached	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
2	Stoneridge Shopping Center	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
3	PUSD-Donion	Single family detached	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
4	Owens (Motel 6 and Tommy T)	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
5	Laborers Council	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
6	Signature Center	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	3.28	11.40	13.05	13.13	13.24	13.35
7	Hacienda Terrace	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	0.60	2.07	2.37	2.39	2.41	2.43
8	Muslim Community Center	Single-family attached or apartments	Housing Element Update 6th Cycle	2031	0.00	1.05	3.65	4.18	4.21	4.24	4.27
9	Metro 580	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
11	Old Santa Rita Area	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
12	Pimlico Area (North)	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
14	St. Elizabeth Seton	single-family attached or apartments	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
15	Rheem Drive Area (Southwest Side)	Single family detached or attached	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
16	Tri-Valley Inn	single-family attached or apartments	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
18	Valley Plaza	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
19	Black Avenue	single-family attached or apartments	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
20	Boulder Court	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
21 a	Kiewit	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
21 b	Kiewit	Single family detached or attached	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
22	Merritt	Single family	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
23	Sunol Boulevard Properties	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
24	Sonoma Drive area	single-family attached or apartments	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
25	PUSD-District	single-family attached or apartments	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
26	St. Augustine	Single family detached	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
27	PUSD-Vineyard	Single family detached	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
29	Oracle	Attached Apartment	Housing Element Update 6th Cycle	2031	0.00	1.68	5.83	6.67	6.72	6.77	6.83
N/A	BART Surface Parking Lot	Attached Apartment	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
N/A	ADUs	Accessory Dwelling Units (ADU)	Housing Element Update 6th Cycle	2031	-	-	-	-	-	-	-
N/A	1500 Lund Ranch Rd.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	1000 Minnie St.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	1000 Minnie St.	Attached Apartment	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	2188 Foothill Rd.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	990 Sycamore Rd.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	N/A (The Residence at California Center)	Attached Apartment	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	8026 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	8032 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	8020 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	8008 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	8014 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	8025 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	8019 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	8013 Kingbird Ct.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	2500 Vineyard Ave.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	375 Sycamore Rd.	Single family	Approved or Entitled Projects	2031	-	-	-	-	-	-	-
N/A	Stoneridge Shopping Center surface parking lots	Attached Apartment	Housing Element Update Carryover 5th Cycle	2031	-	-	-	-	-	-	-
N/A	BART Surface Parking Lot	Attached Apartment	Housing Element Update Carryover 5th Cycle	2031	-	-	-	-	-	-	-
N/A	Office buildings, surface parking	Single family	Housing Element Update Carryover 5th Cycle	2031	-	-	-	-	-	-	-
N/A	Industrial complex, surface parking	Attached Apartment	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Parking lot	Attached Apartment	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence w. pool	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence w. pool	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Housing Element Update Carryover 5th Cycle	2045	-	-	-	-	-	-	-
N/A	ADUs (Additional Growth)	Accessory Dwelling Units (ADU)	ADUs (Additional Growth)	2045	-	-	-	-	-	-	-
N/A	ADUs (Additional Growth)	Accessory Dwelling Units (ADU)	ADUs (Additional Growth)	2031	-	-	-	-	-	-	-
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Bank, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-

No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
N/A	Commercial buildings, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial buildings/offices, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building w. interior parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Offices, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Auto dealership, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Funeral home, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Vacant	Attached Apartment	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial buildings, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Restaurant	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Single-family residences (2 units), surface parking lot	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Vacant	Attached Apartment	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	Attached Apartment	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial parking lot	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial/Restaurant/Bar	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Offices, surface parking	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial buildings, surface parking	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial/Industrial property	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Restaurant, surface parking	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Local Market and surface parking	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Bank, surface parking	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Restaurant/Bar and surface parking	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Vacant	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Commercial buildings, surface parking lot	single-family attached or apartments	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Multi-family housing (4 units) and surface parking	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2031	-	-	-	-	-	-	-
N/A	Offices, surface parking lot	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Bank, surface parking	single-family attached or apartments	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family homes	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Church, preschool, surface parking	single-family attached or apartments	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Offices	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Restaurant, surface parking	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Restaurant/Bar	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Office, surface parking	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence, surface parking	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Commercial building, surface parking	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Multi-family residence (3 units), surface parking	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-

No	Name	Housing Type	Project Phase	Horizon Year	2023	2025	2030	2031	2035	2040	2045
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Driveway for church property	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-family residence	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Vacant	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
N/A	Single-Family Residence w. pool	Single family	Growth From Existing Zoning	2045	-	-	-	-	-	-	-
Totals					0.00	6.61	22.94	26.27	26.44	26.66	26.88

Appendix E
Sites with Additional Growth

APN	Zoning	General Plan ¹	Parcel Size	Site (size)	Vacant/Existing Use	Year Built	Unit Dev. Potential ²	FAR Dev. Potential ²	5th Cycle Site ³	Income Category	Units (max)	Units (realistic, net)	Lower	Moderate	Above Moderate	Other	Unit Type (per WSA Categories)	Persons Per Household	Population	Rounded Up Population
094 010400300	C-C	Commercial	0.13	A (1.3 acres)	Vacant	0				Lower	6	3	3			This is a site with APN 094 010401200 to meet size requirement for Lower income	MDR	2.48	7.44	8
094 010400803	C-C	Commercial	0.28	A (1.3 acres)	Commercial building, surface parking	1956	4.1	11.9		Lower	12	2	2			This is a site with APN 094 010401200 to meet size requirement for Lower income	MDR	2.48	4.96	5
094 010401200	C-C	Commercial	0.87	A (1.3 acres)	Commercial building, surface parking	0				Lower	38	15	15			This is a site with APNs 094 010400803 and 094 010400300	MDR	2.48	37.2	38
094 012202300	C-C	Commercial	0.16	B (0.73 acres)	Parking lot	0				Lower	7	3	3			This is a site with APN 094 012200103 to meet size requirement for Lower income	MDR	2.48	7.44	8
094 012200103	C-C	Commercial	0.57	B (0.73 acres)	Bank, surface parking	0	24.6			Lower	25	9	9			This is a site with APN 094 012202300	MDR	2.48	22.32	23
094 011004900	C-C	Commercial	0.19	C (0.93 acres)	Commercial buildings, surface parking lot	1900	8.4	10.3		Lower	8	2	2			This is a site with APN 094 011005000 to be meet size requirement for Lower income	MDR	2.48	4.96	5
094 011005000	C-C	Commercial	0.74	C (0.93 acres)	Commercial building, surface parking	0	32.3	7.9		Lower	32	12	12			This is a site with APN 094 011004900	MDR	2.48	29.76	30
094 015700104	C-C	Commercial	0.28	D (0.63 acres)	Commercial building, surface parking	0	3.1	9.9		Lower	12	1	1			This is a site with APN 094 015700112 to meet size requirement for Lower income	MDR	2.48	2.48	3
094 015700112	C-C	Commercial	0.35	D (0.63 acres)	Commercial buildings/offices, surface parking lot	0	3.8	3.3		Lower	15	2	2			This is a site with APN 094 015700104 to be meet size requirement for Lower income	MDR	2.48	4.96	5
094 015100805	C-C	Commercial	0.32	E (0.97 acres)	Commercial building w. interior parking	0	7.0	1.9		Lower	14	4	4			This is a site with APN 094 015100806 to meet size requirement for Lower income	MDR	2.48	9.92	10
094 015100806	MU-T	MixedUse	0.64	E (0.97 acres)	Offices, surface parking	0	4.7	1.6		Lower	28	5	5			This is a site with APN 094 015100805	MDR	2.48	12.4	13
094 010600404	C-C	Commercial	0.55		Auto dealership, surface parking	1952	11.9	6.5		Lower	24	7	7				MDR	2.48	17.36	18
946 337001900	C-C	Commercial	0.63		Commercial building, surface parking	1979	6.8	13.6		Lower	27	7	7				MDR	2.48	17.36	18
094 010701004	C-C	Commercial	0.70		Vacant	0				Lower	30	18	18				MDR	2.48	44.64	45
094 011005101	C-C	Commercial	0.79		Funeral home, surface parking	0				Lower	34	14	14				MDR	2.48	34.72	35
946 110004400	C-C	Commercial	0.99		Vacant	0				Lower	43	26	26				HDR	2.2	57.2	58
094 010200804	C-C	Commercial	1.05		Commercial buildings, surface parking	1979	9.1	10.1		Lower	46	13	13				MDR	2.48	32.24	33
094 011400700	C-C	Commercial	1.05		Restaurant	0	45.9	73.3		Lower	46	5	5				LDR	2.99	14.95	15
094 011001411	C-C	Commercial	1.11		Commercial building, surface parking	0	5.4	11.2		Lower	48	10	10				MDR	2.48	24.8	25
094 011400800	C-C	Commercial	1.24		Single-family residences (2 units), surface parking lot	1887	27.0	17.1		Lower	54	5	5				LDR	2.99	14.95	15
094 011004503	C-C	Commercial	1.52		Vacant	0				Lower	66	40	40				HDR	2.2	88	88
946 110004300	C-C	Commercial	3.62		Commercial building, surface parking	0	157.8	10.2		Lower	158	62	62				HDR	2.2	136.4	137
941 120109403	C-R (m)/PUD-MU	Commercial/MixedUse	28.63	Only 10 acres zoned for residential	Stoneridge Shopping Center surface parking lots	1981			YES	Lower	400	400	88		312	Only 10 acres zoned for residential (parking lots): 40 du/a min.; also rezone site	HDR	2.2	880	880
941 120105203	PUD-MU	Commercial	6.06		Parking lot	0			YES	Lower	182	182	182			Kaiser parking lot: 30 du/a min.	HDR	2.2	400.4	401
941 277101500	PUD-MU	MixedUseBusinessPark	6.93		BART surface parking lot	0			YES	Lower	208	259	259			BART parcel, per AB 2923 min. 75 du/a, 37 du/a assumed	HDR	2.2	569.8	570
941 277800200	PUD-MU	MixedUseBusinessPark	7.97		BART surface parking lot	0			YES	Lower	239	296	296			BART parcel, per AB 2923 min. 75 du/a, 37 du/a assumed	HDR	2.2	651.2	652
094 015200800	C-C	Commercial	0.16		Commercial parking lot	0				Moderate	7	3		3			LDR	2.99	8.97	9
094 015701100	C-C	Commercial	0.17		Commercial/Restaurant/Bar	1930	7.2	1.9		Moderate	7	2		2			LDR	2.99	5.98	6
094 015701000	C-C	Commercial	0.17		Vacant	0				Moderate	8	5		5			LDR	2.99	14.95	15
094 019900107	C-C	Commercial	0.26		Vacant	0				Moderate	11	7		7			MDR	2.48	17.36	18
946 337001300	C-C	Commercial	0.27		Offices, surface parking	0	11.6	4.0		Moderate	12	4		4			LDR	2.99	11.96	12
094 012200300	C-C	Commercial	0.28		Commercial buildings, surface parking	0	12.3	4.0		Moderate	12	4		4			LDR	2.99	11.96	12
094 010400100	C-C	Commercial	0.29		Commercial/Industrial property	1916	6.3	12.9		Moderate	13	3		3			LDR	2.99	8.97	9
946 168000500	C-C	Commercial	0.31		Vacant	0				Moderate	13	8		8			MDR	2.48	19.84	20
094 015200401	C-C	Commercial	0.31		Restaurant, surface parking	1977	13.4	10.2		Moderate	13	4		4			LDR	2.99	11.96	12
094 010600306	C-C	Commercial	0.34		Local Market and surface parking	0	7.3	10.0		Moderate	15	4		4			LDR	2.99	11.96	12
094 010701700	C-C	Commercial	0.34		Commercial building, surface parking	1951	14.7	4.1		Moderate	15	5		5			LDR	2.99	14.95	15
094 015100102	C-C	Commercial	0.35		Bank, surface parking	1971	15.3	10.8		Moderate	15	5		5			LDR	2.99	14.95	15
094 010200101	C-C	Commercial	0.35		Restaurant/Bar and surface parking	1968	15.3	14.7		Moderate	15	5		5			MDR	2.48	12.4	13
946 168901500	C-C	Commercial	0.39		Vacant	0				Moderate	17	10		10			MDR	2.48	24.8	25
094 015100300	C-C	Commercial	0.41		Commercial buildings, surface parking lot	1910	3.6	8.1		Moderate	18	2		2			MDR	2.48	4.96	5
094 011003300	C-C	Commercial	0.42		Multi-family housing (4 units) and surface parking	1955	4.6	12.4		Moderate	18	3		3			LDR	2.99	8.97	9
094 011001907	C-C	Commercial	0.44		Single-family residence	1915	19.3	57.3		Moderate	19	7		7			LDR	2.99	20.93	21
094 010600308	C-C	Commercial	0.47		Offices, surface parking lot	0	20.6	14.9		Moderate	21	7		7			LDR	2.99	20.93	21
094 015700119	C-C	Commercial	0.48		Bank, surface parking	0	20.8	17.1		Moderate	21	7		7			MDR	2.48	17.36	18
094 015400405	MU-T	MixedUse	0.31		Single-family residence	1900	13.6	21.7		Moderate	14	4		4			LDR	2.99	11.96	12
094 015501200	MU-T	MixedUse	0.36		Single-family residence	1900	15.6	21.4		Moderate	16	5		5			LDR	2.99	14.95	15
941 276100300	PUD-MU	MixedUseBusinessPark	33.37		Industrial complex, surface parking	2008	1001.2		YES	Moderate	372	372		372		Hacienda (Roche): 30 du/a min.; 12.4 acres vacant/available; 30 du/a min.	HDR	2.2	818.4	819
094 015300100	RM-15	HighDensity	0.26		Vacant	0			YES	Moderate	8	4		4			LDR	2.99	11.96	12
094 012703401	RM-15	HighDensity	0.27		Single-Family Residence	1922	7.8	4.0		Moderate	8	3		3			LDR	2.99	8.97	9

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094 012704017	RM-15	HighDensity	0.28		Single-Family Residence w. pool	1949	8.0	5.9		Moderate	8	3		3			LDR	2.99	8.97	9
094 015300500	RM-15	HighDensity	0.31		Single-family residence	1895	8.9	3.6		Moderate	9	4		4			LDR	2.99	11.96	12
094 012705504	RM-15	HighDensity	0.34		Single-family residence	1955	9.8	3.2		Moderate	10	4		4			LDR	2.99	11.96	12
094 015101200	RM-15	HighDensity	0.37		Single-family residence	1910	10.6	5.5		Moderate	11	4		4			LDR	2.99	11.96	12
094 015102500	RM-15	HighDensity	0.39		Single-family homes	1910	11.4	6.4		Moderate	11	5		5			LDR	2.99	14.95	15
094 015102604	RM-15	HighDensity	0.41		Single-family residence	1900	11.9	3.4		Moderate	12	5		5			LDR	2.99	14.95	15
941 090706200	RM-15	HighDensity	2.98		Church, preschool, surface parking	1978	86.7	3.5		Moderate	87	44		44			MDR	2.48	109.12	110
946 455001704	A	MediumDensity	2.94		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 169100700	C-C	Commercial	0.10		Vacant	0				Above Moderate	4	3			3		LDR	2.99	8.97	9
946 169100800	C-C	Commercial	0.10		Single-Family Residence	1923	4.2			Above Moderate	4	1			1		LDR	2.99	2.99	3
094 010702002	C-C	Commercial	0.13		Offices	1935	5.8	5.5		Above Moderate	6	1			1		LDR	2.99	2.99	3
094 015202700	C-C	Commercial	0.13		Restaurant, surface parking	1968	5.9	6.4		Above Moderate	6	1			1		LDR	2.99	2.99	3
094 015700115	C-C	Commercial	0.16		Single-Family Residence	1951	6.8	21.0		Above Moderate	7	2			2		LDR	2.99	5.98	6
094 010400400	C-C	Commercial	0.16		Restaurant/Bar	1900	6.8	7.5		Above Moderate	7	2			2		LDR	2.99	5.98	6
094 015700117	C-C	Commercial	0.16		Single-Family Residence	1950	7.0	18.9		Above Moderate	7	2			2		LDR	2.99	5.98	6
094 010600102	C-C	Commercial	0.17		Single-Family Residence	1904	7.3	17.2		Above Moderate	7	2			2		LDR	2.99	5.98	6
094 011003600	C-C	Commercial	0.17		Single-Family Residence	1900	3.7	8.0		Above Moderate	7	1			1		LDR	2.99	2.99	3
094 010601002	C-C	Commercial	0.18		Single-Family Residence	1930	4.0	14.2		Above Moderate	8	1			1		LDR	2.99	2.99	3
094 012200600	C-C	Commercial	0.20		Office, surface parking	1930	4.4	8.6		Above Moderate	9	1			1		LDR	2.99	2.99	3
094 012202200	C-C	Commercial	0.20		Single-family residence	1940	8.8	28.6		Above Moderate	9	3			3		LDR	2.99	8.97	9
094 011004000	C-C	Commercial	0.21		Office, surface parking	2003	9.2	4.7		Above Moderate	9	1			1		LDR	2.99	2.99	3
094 011003900	C-C	Commercial	0.21		Single-Family Residence, surface parking	1940	9.2	24.0		Above Moderate	9	3			3		LDR	2.99	8.97	9
094 010600602	C-C	Commercial	0.22		Commercial building, surface parking	1900	9.4	29.7		Above Moderate	9	3			3		LDR	2.99	8.97	9
094 010701006	C-C	Commercial	0.23		Single-Family Residence	1903	3.3	6.2		Above Moderate	10	1			1		LDR	2.99	2.99	3
094 015200900	C-C	Commercial	0.23		Multi-family residence (3 units), surface parking	1900	3.4	4.4		Above Moderate	10	1			1		LDR	2.99	2.99	3
094 011003700	C-C	Commercial	0.24		Single-Family Residence	1910	10.5	30.5		Above Moderate	10	3			3		LDR	2.99	8.97	9
941 171001001	C-C	Commercial	1.18		Vacant	0				Above Moderate	51	1			1		LDR	2.99	2.99	3
094 015502203	MU-T	MixedUse	0.04		Vacant	0				Above Moderate	2	1			1		LDR	2.99	2.99	3
094 015502202	MU-T	MixedUse	0.04		Vacant	0				Above Moderate	2	1			1		LDR	2.99	2.99	3
094 015601508	MU-T	MixedUse	0.10		Office, surface parking	1915	4.3	6.6		Above Moderate	4	1			1		LDR	2.99	2.99	3
094 015400301	MU-T	MixedUse	0.10		Single-Family Residence	1948	4.5	6.9		Above Moderate	5	1			1		LDR	2.99	2.99	3
094 015400302	MU-T	MixedUse	0.12		Single-Family Residence	1948	5.0	5.5		Above Moderate	5	1			1		LDR	2.99	2.99	3
094 015501101	MU-T	MixedUse	0.14		Single-Family Residence	1895	6.3	8.5		Above Moderate	6	2			2		LDR	2.99	5.98	6
094 015501102	MU-T	MixedUse	0.18		Single-family homes	1956	7.8	2.5		Above Moderate	8	2			2		LDR	2.99	5.98	6
094 015201102	MU-T	MixedUse	0.18		Single-Family Residence	1931	7.8	5.4		Above Moderate	8	2			2		LDR	2.99	5.98	6
094 015601002	MU-T	MixedUse	0.21		Single-Family Residence	1950	9.2	9.5		Above Moderate	9	3			3		LDR	2.99	8.97	9
949 000200800	PUD-A	LowDensity	1.84		Single-Family Residence	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
950 002701800	PUD-A/OS/LDR	LowDensity	0.55		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
950 002802100	PUD-A/OS/LDR	LowDensity	0.79		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
950 002902500	PUD-A/OS/LDR	LowDensity	0.75		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
950 002802500	PUD-A/OS/LDR	LowDensity	1.27		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210000900	PUD-A/RDR	RuralDensity	10.78		Vacant	0			YES	Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460600400	PUD-HR/OS	PublicHealthandSafety	2.42		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460600300	PUD-HR/OS	LowDensity	2.42		Single-Family Residence	0				Above Moderate	2	1			1		LDR	2.99	2.99	3
949 001703400	PUD-LDR	LowDensity	0.48		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
948 001700603	PUD-LDR	LowDensity	3.15		Single-Family Residence w. pool	1946				Above Moderate	6	5			5		LDR	2.99	14.95	15
946 114604600	PUD-LDR	LowDensity	1.67		Single-Family Residence w. pool	1977			YES	Above Moderate	2	1			1		LDR	2.99	2.99	3
946 114604700	PUD-LDR	LowDensity	1.66		Single-Family Residence w. pool	1987			YES	Above Moderate	2	1			1		LDR	2.99	2.99	3
946 457400400	PUD-LDR	LowDensity	1.01		Single-Family Residence	1961			YES	Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460301700	PUD-LDR	LowDensity	0.52		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460301500	PUD-LDR	LowDensity	0.37		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460302000	PUD-LDR	LowDensity	0.57		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3

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946 460300900	PUD-LDR	LowDensity	0.49		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460300800	PUD-LDR	LowDensity	0.48		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460302100	PUD-LDR	LowDensity	0.53		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460301400	PUD-LDR	LowDensity	0.34		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460301600	PUD-LDR	LowDensity	0.60		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460301300	PUD-LDR	LowDensity	0.36		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460301200	PUD-LDR	LowDensity	0.59		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460300700	PUD-LDR	LowDensity	0.49		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460301900	PUD-LDR	LowDensity	0.65		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 198001901	PUD-LDR	LowDensity	0.57		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 405007600	PUD-LDR	LowDensity	1.07		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
949 001703702	PUD-LDR	LowDensity	0.56		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
949 001704600	PUD-LDR	LowDensity	0.46		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
949 001704200	PUD-LDR	LowDensity	0.56		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
949 001705100	PUD-LDR	LowDensity	0.37		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 114604200	PUD-LDR	LowDensity	0.76		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 114605200	PUD-LDR	LowDensity	0.87		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 114605100	PUD-LDR	LowDensity	0.87		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 114605400	PUD-LDR	LowDensity	0.86		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460001800	PUD-LDR	LowDensity	0.46		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 444001700	PUD-LDR	LowDensity	0.92		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
949 001704500	PUD-LDR	LowDensity	0.46		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
949 001704900	PUD-LDR	LowDensity	0.41		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 444001800	PUD-LDR	LowDensity	0.92		Single-Family Residence	2020				Above Moderate	1	1			1		LDR	2.99	2.99	3
949 001702200	PUD-LDR	LowDensity	0.53		Single-Family Residence	2018				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 457400200	PUD-LDR	LowDensity	1.30		Vacant	0				Above Moderate	1	2			2		LDR	2.99	5.98	6
946 457401102	PUD-LDR	LowDensity	4.97		Single-family residence	1982				Above Moderate	35	5			5		LDR	2.99	14.95	15
941 282001000	PUD-LDR/C/PHS/WO	LowDensity	0.79		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 282000900	PUD-LDR/C/PHS/WO	LowDensity	0.82		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 460003000	PUD-LDR/OS	LowDensity	2.53		Board and care home on large otherwise undeveloped lot	1987				Above Moderate	3	3			3		LDR	2.99	8.97	9
946 461401900	PUD-LDR/OS	LowDensity	7.17		Nursery	1973				Above Moderate	9	9			9		LDR	2.99	26.91	27
946 461401500	PUD-LDR/OS	LowDensity	0.53		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 461401700	PUD-LDR/OS	LowDensity	0.48		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 461401600	PUD-LDR/OS	LowDensity	0.57		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210100300	PUD-LDR/RDR/OS	RuralDensity	0.69		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210100200	PUD-LDR/RDR/OS	RuralDensity	0.52		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210100100	PUD-LDR/RDR/OS	RuralDensity	1.05		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210100700	PUD-LDR/RDR/OS	RuralDensity	0.56		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210100600	PUD-LDR/RDR/OS	RuralDensity	0.44		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210100500	PUD-LDR/RDR/OS	RuralDensity	0.55		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210001100	PUD-LDR/RDR/OS	RuralDensity	2.24		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210001200	PUD-LDR/RDR/OS	RuralDensity	7.30		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
948 000400603	PUD-MDR	MediumDensity	10.25		Single-family residence	1954			YES	Above Moderate	80	30			30		LDR	2.99	89.7	90
941 276201101	PUD-MU	MixedUseBusinessPark	6.61		Office buildings, surface parking	1985			YES	Above Moderate	83	83			83		LDR	2.99	248.17	249
950 000500500	PUD-OS	PublicHealthandSafety	7.95		Single-Family Residence, rural	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 135001507	PUD-OS	PublicHealthandSafety	20.00		Single-Family Residence w. pool	1980				Above Moderate	4	3			3		LDR	2.99	8.97	9
946 458505000	PUD-RDR/LDR	LowDensity	0.56		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
946 458505200	PUD-RDR/LDR	LowDensity	0.73		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3
941 210000500	PUD-RDR/LDR/OS	RuralDensity	7.83		Vacant	0			YES	Above Moderate	6	1			1		LDR	2.99	2.99	3
950 000400208	PUD-RDR/OS	LowDensity/ParksRecreation	560.34		Vacant	0			YES	Above Moderate	10	10			10	APN manually corrected to 950 000400208	LDR	2.99	29.9	30
941 180201500	PUD-RURAL/LDR/A	LowDensity	1.08		Vacant	0				Above Moderate	1	1			1		LDR	2.99	2.99	3

Watearth, Inc.
 21-071.0 City of Pleasanton Water Supply Assessment
 Sites with Additional Growth
 July 29, 2022

APN	Address	Status	Low	Moderate	Above Moderate	Total Net New ¹	Density Class	Persons Per Household	Population (rounded up)
948 001500105	1500 Lund Ranch Rd.	Approved and Under Construction	-	-	43	43	LDR	2.99	129
949 001600600	1000 Minnie St.	Approved	-	-	44	44	22 LDR, 22 HDR	2.99 or 2.20	114
946 394500600	2188 Foothill Rd.	Approved	-	-	7	7	LDR	2.99	21
946 394500600	990 Sycamore Rd.	Approved	-	-	3	3	LDR	2.99	9
941 278003200	N/A (The Residence at California Center)	Approved; Development Agreement executed	23	-	282	305	HDR	2.2	671
946 463300900	8026 Kingbird Ct.	Approved and Under Construction	-	-	1	1	LDR	2.99	3
946 463301000	8032 Kingbird Ct.	Approved and Under Construction	-	-	1	1	LDR	2.99	3
946 463300800	8020 Kingbird Ct.	Approved and Under Construction	-	-	1	1	LDR	2.99	3
946 463300600	8008 Kingbird Ct.	Approved and Under Construction	-	-	1	1	LDR	2.99	3
946 463300700	8014 Kingbird Ct.	Approved and Under Construction	-	-	1	1	LDR	2.99	3
946 463301100	8025 Kingbird Ct.	Approved and Under Construction	-	-	1	1	LDR	2.99	3
946 463301200	8019 Kingbird Ct.	Approved and Under Construction	-	-	1	1	LDR	2.99	3
946 463301300	8013 Kingbird Ct.	Approved and Under Construction	-	-	1	1	LDR	2.99	3
946 460600200	2500 Vineyard Ave.	Approved and Final Map Recorded	-	-	3	3	LDR	2.99	9
949 000200402	375 Sycamore Rd.	Approved	-	-	3	3	LDR	2.99	9
Subtotal Gross			23	0	393	416			986
Subtotal Net New			23	0	393	416			

Housing Type	Horizon Year	Low	Moderate	Above Moderate	Total Net New ¹	Density Class	Persons Per Household	Population (rounded up)
Accessory Dwelling Unit	2031	17	23	7	47	HDR	2.2	104
Accessory Dwelling Unit	2045	16	23	7	46	HDR	2.2	102

Appendix F

Zone 7 April 2022 Meeting Documents

NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS

DATE: Wednesday, April 20, 2022

TIME: 6:00 p.m. Closed Session
7:00 p.m. Open Session (time approximate)

PARTICIPATION: In Person:
Zone 7 Administration Building
100 North Canyons Parkway, Livermore, California
Zoom Webinar:
<https://us02web.zoom.us/j/84644213061>

Due to the current state of emergency and imminent health risks to in-person attendees because of COVID-19 and in accordance with the provisions of California Government Code Section 54953(e), Directors may attend this meeting via teleconference.

To join the meeting, click <https://us02web.zoom.us/j/84644213061> or enter the Meeting ID 846 4421 3061 into the Zoom app on your smartphone or computer. Alternatively, you may join by phone by calling (669) 900-6833 and entering the Meeting ID. You may find further information at: www.zone7water.com.

Consistent with state and local requirements, all persons attending this meeting must wear a mask, without regard to their vaccination status. If you have a fever or other symptoms of COVID-19, please do not enter the building, and instead submit any comments that you may have by telephone, email, or written letter. Any member of the public desiring to address the Board on an item under discussion may do so upon receiving recognition from the President.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available at the Zone 7 Administrative Building lot. If you are a person with a disability and you need disability-related modifications or accommodations to participate in this meeting, please contact the Zone 7 Executive Assistant, Donna Fabian, at (925) 454-5007 or fax (925) 454-5723. Notification 48 hours prior to the meeting will enable Zone 7 to make reasonable arrangements to ensure accessibility to this meeting. {28 CFR 35.102-35, 104 ADA Title II}.

AGENDA

1. Closed Session
 - a. Conference with Labor Negotiators pursuant to Government Code section 54954.5:
Agency Negotiators: Valerie Pryor/Osborn Solitei Employee Organizations: Alameda

County Management Employees Association; Alameda County Building and Construction Trades Council, Local 342, AFL-CIO; International Federation of Professional and Technical Engineers, Local 21, AFL-CIO; Local 1021 of the Service Employees International Union, CTW; Unrepresented Management

- b. Conference with Legal Counsel – Initiation of litigation pursuant to Gov’t Code section 54956.9(d) (4): one case
 - c. Conference with Legal Counsel – Existing litigation pursuant to Gov’t Code section 54956.9(d) (1): (1) City and County of San Francisco v. County of Alameda (Contra Costa County Superior Court Action No. MSN18-0928), (2) County of Butte v. California Department of Water Resources (California Supreme Court No. S258574, (3) State Water Contractors v. California Department of Fish & Wildlife (Fresno County Superior Court, filed April 29, 2020), (4) Thomason v. Morrow (Alameda County Superior Court No. 18918041), (5) Stark v. Alameda County Flood Control and Water Conservation District, Zone 7 (Alameda County Superior Court Case No. 22-CV-5837)
2. Open Session and Report Out of Closed Session (approximate time: 7:00 p.m.)
 3. Pledge of Allegiance
 4. Roll Call of Directors
 5. Public Comment on Non-Agenda Items
The Public Comment section provides an opportunity to address the Board of Directors on items that are not listed on the agenda, or informational items pertinent to the agency's business. The Board welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the agency or are within the jurisdiction of the agency. The Board will not be able to act on matters brought to its attention under this item until a future board meeting.
 6. Consent Calendar
 - a. Board of Directors Authority to Hold Hybrid Meetings Pursuant to AB 361
 - b. Recommend Support of Assembly Bill 2142 (Gabriel)
 - c. Recommend Opposing Senate Bill 1157 (Hertzberg)
 - d. Bay Area Proposition 1 IRWMP Implementation Grant – EBMUD MOU
 - e. Agreement with Alameda County Resource Conservation District for Living Arroyos Program – Task Order
 - f. Award Contract for Motor Control Protection Maintenance, Parts, and Repair
 - g. Award Contract for As-Needed Repair of Medium Voltage Systems
 - h. Award Contract for Electric Motor Repair, Parts, and Replacement
 - i. Award Contract for Electrical Power Testing and As-Needed Repair/Testing Services for Del Valle Water Treatment Plant
 - j. Mechanical Analysis Repairs Inc., dba MarTech Contract Amendment

- k. Budget Change Request for Emergency Pipeline Repair and Purchase of Replacement Pumps and VFDs at MGD
- l. Award of Construction Contracts for Arroyo Mocho Medeiros Reach Floodplain Reconnection Project

Recommended Action: Adopt Resolutions

- 7. Minutes
 - a. Special Board Meeting Minutes of March 2, 2022
 - b. Regular Board Meeting Minutes of March 16, 2022

- 8. 2022 Annual Sustainability Report

Recommended Action: Information only

- 9. Update on Continuing Drought and Zone 7 Water Supply

Recommended Action: Information only

- 10. Continued Participation in the Delta Conveyance Project Process and Funding of the Environmental Planning Process

Recommended Action: Adopt Resolution

- 11. Declaration of May as Water Awareness Month

Recommended Action: Adopt Resolution

- 12. General Manager's Compensation

Recommended Action: Adopt Resolution

- 13. Committees
 - a. Legislative Committee Meeting Notes of March 24, 2022

- 14. Reports – Directors
 - a. Verbal Comments by President
 - b. Written Reports
 - c. Verbal Reports

- 15. Items for Future Agenda – Directors

- 16. Staff Reports
 - a. General Manager's Report
 - b. March Outreach Activities
 - c. Legislative Update
 - d. Monthly Water Inventory and Water Budget Update

- e. Annual Groundwater Sustainability Report
- f. Verbal Reports

17. Adjournment

18. Upcoming Board Schedule: (All meeting locations are in the Boardroom at 100 North Canyons Parkway, Livermore, unless otherwise noted.)
- a. Tri-Valley Water Liaison Committee Meeting: April 26, 2022, 4:00 p.m., (City of Dublin, Regional Room, 100 Civic Plaza, Dublin)
 - b. Legislative Committee Meeting: April 28, 2022, 4:00 p.m.
 - c. Finance Committee Meeting: May 12, 2022, 4:00 p.m.
 - d. Regular Board Meeting: May 18, 2022, 7:00 p.m.

MINUTES OF THE BOARD OF DIRECTORS
ZONE 7

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

SPECIAL MEETING
March 2, 2022

The following were present:

DIRECTORS: SANDY FIGUERS
DENNIS GAMBS
LAURENE GREEN
SARAH PALMER
ANGELA RAMIREZ HOLMES
OLIVIA SANWONG

DIRECTORS ABSENT: MICHELLE SMITH MCDONALD

ZONE 7 STAFF: VALERIE PRYOR, GENERAL MANAGER
OSBORN SOLITEI, TREASURER/ASSISTANT GENERAL MANAGER, FINANCE
COLTER ANDERSEN, PRODUCTION MANAGER
JARNAIL CHAHAL, ENGINEERING MANAGER
DONNA FABIAN, EXECUTIVE ASSISTANT
ALEXANDRA BRADLEY, COMMUNICATIONS SPECIALIST

COUNSEL: REBECCA SMITH, DOWNEY BRAND

Item 1 – Call Meeting to Order

President Ramirez Holmes called the meeting to order at 5:50 p.m.

Item 2 – Closed Session

The Board went into Closed Session at 5:50 p.m. and came out at 6:01 p.m.

Item 3 – Open Session and Report Out of Closed Session

President Ramirez Holmes stated that the Board conferred with Legal Counsel and there was nothing to report.

Item 4 – Pledge of Allegiance

Item 5 – Public Comment – none

Item 6 – Adoption of Flood Management Plan Goals and Objectives

Valerie Pryor, General Manager, said that on March 17, 2021, the Board of Directors awarded contracts for the development of a new Flood Management Plan (FMP) which is being managed in two phases. The first phase, in part, establishes the Goals and Objectives.

Mike Inamine, Project Manager for HDR, Zone 7's Flood Management Consultant, gave a brief overview of where they are in the process, and discussed the guiding principles to the goals and objectives for the FMP.

Mr. Inamine noted that a series of workshops were conducted with senior staff, senior flood management staff and those with flood management responsibilities with Zone 7. Through those workshops, seven themes were identified. 1) Flood Control Channel System, 2) Relationships with Land Use Agencies, 3) Capital Improvement, 4) Operations and Maintenance (O&M), 5) Technical Excellence, 6) Communication and Engagement, and 7) Resource Agency Permitting. Mr. Inamine gave an overview of each theme, including their goal statements and objectives, and answered questions from the Board.

Theme No. 1 – Flood Control Channel System

Director Green asked for more detail on the institutional framework. Mr. Inamine responded that when they refer to institutional frameworks, there are those who have more impact and control on the watershed and what ends up the system, for example regulatory and resource agencies. An example of an institutional framework would be collaborating with partner agencies and land use agencies to affect routine maintenance in a more efficient manner than what is done today.

Director Palmer asked what Mr. Inamine meant by Zone 7 not having control of the watershed and relying on other agencies. Mr. Inamine responded that, for example, the watershed, everything that ends up in the channelized flood control system, are controlled or regulated by the land use agencies. Director Palmer asked what specific agencies he is referring to. Mr. Inamine responded the County and the Cities of Dublin, Livermore and Pleasanton.

Director Gambs asked for more detail on 'risk-informed.' Mr. Inamine responded to simplify what risk is, it is basically hazard or the probability of something bad happening, multiplied by that bad thing happening. It was a process they used throughout the workshops to prioritize the themes, goals and objectives.

Theme No. 2 – Relationships with Land Use Agencies

President Ramirez Holmes asked if Zone 7 should broaden relationships with other agencies and businesses, as well as the land use agencies, as it has relationships with the quarry development, East Bay Regional Park District (EBRPD), and the Department of Water

Resources (DWR), etc. Ms. Pryor suggested the Agency bolster the first objective on relationships or common interests.

Theme No. 3 – Capital Improvement

Director Gambs asked for clarification on what goes under Capital Improvement (CIP) versus Operations and Maintenance (O&M). He added that a maintenance project could be very significant and something worthy of a CIP. He asked how are they differentiated.

Mr. Inamine replied that one of the recommendations is to do projects that might be considered proactive O&M, what is termed an early implementation project. Something that can fit into a long-term strategy but would preclude later expenditure and extensive capital project. He added it will be an outcome of the eventual evaluation of part of Phase 2. Mr. Inamine further stated that they were careful not to set a recurrence interval for the entire flood control system. The entire flood control system should meet a hundred-year recurrence interval. It should be able to convey a hundred-year storm. It may not be the case on a reach-by-reach basis. The hazard and consequences may not be worthy of that kind of expenditure, but in the highly urbanized areas where the consequences are in the tens of millions, then it may be worthwhile to do a more expensive project in a proactive way as 'proactive maintenance.'

Theme No. 4 – Operations and Maintenance

There were no questions from the Board.

Theme No. 5 – Technical Excellence

There were no questions from the Board.

Theme No. 6 – Communication and Engagement

President Ramirez Holmes asked if Objective #1 is for development of the plan and Objectives #2 and #3 are about the implementation of the plan, or if they were all implementation and the stakeholder engagement piece for the process.

Mr. Inamine replied that the first objective is to integrate flood management communication engagement, stakeholder engagement, public communication, integrated with all the other things that Zone 7 does. The second objective is specific to flood emergency response with partner agencies outside of Zone 7.

President Ramirez Holmes asked if communication is going to be like climate change, integrated throughout the process and not specifically called out, where this goal is about implementation of the plan, as opposed to the process to develop it. Mr. Inamine replied that it is to develop the plan. President Ramirez Holmes asked for that to be clearer.

President Ramirez Holmes stated that there was discussion about climate change being a standard practice and assumed through all of the goals. And we touched on, briefly,

communication, stakeholders, being assumed through all the goals, but she wants to clarify the objectives. Are we talking about the objectives of communicating through the process and development of the process with stakeholder input, versus what she understands is really the protocol piece, which is not the development, it's the implementation? She would like to discuss that later.

Theme No. 7 – Resource Agency Permitting

President Ramirez Holmes asked Mr. Inamine what he meant by past panels convening on flood management roles. Mr. Inamine responded that he heard from one of Zone 7's partner agencies that there was a group that convened in the early 2000s to address issues with the resource agencies with regard to routine maintenance in a way that agencies could approach their flood management responsibilities. President Ramirez Holmes asked how that would impact the Agency's application for programmatic permits. Mr. Inamine replied that they have not 'unpacked this.' He said they understand that Zone 7 is beginning to prepare a document specific to Zone 7 that will result in more efficient permitting of routine maintenance. He added there are other agencies who are doing the same thing, but they are not connected to what Zone 7 is doing.

Director Sanwong suggested that the five permitting agencies be listed in Theme No. 7, as a footnote or something similar, along with a list of acronyms.

Mr. Inamine shared the draft General Schedule for Objectives.

The Board took a 10-minute recess.

President Ramirez Holmes revisited Theme No. 2 and suggested adding 'partner' before 'agencies' under the Goal Statement, and adding 'land use' before 'agencies' under Objectives 1 and 2.

The Board discussed the wording that should be used for the Goal Theme, the Goal Statement, and the Objectives, and agreed on:

Goal Theme

Relationships with partner and land use agencies.

Goal Statement

Foster and participate in productive relationships with land use agencies and others to improve flood management.

Objectives

1. By end of 2023, identify common flood management interests of land use agencies with a flood management role or impact in the watershed.
2. By end of 2024, propose agreements with land use agencies who share flood

management interests in the watershed.

3. By the end of 2024, identify partner interests who impact the watershed.

President Ramirez Holmes stated that Theme No. 6 needs more clarity between process and delivery, and that Theme No, 7 needs a footnote or a definition of who it is referring to. Ms. Pryor suggested Theme No. 7, Objective #2, say, 'By the end of 2026, adopt and implement a regional programmatic approach to routine Operations and Maintenance (O&M) with the resource agencies, primarily the Army Corps of Engineers, California Department of Fish and Wildlife and the Regional Water Quality Control Board. President Ramirez Holmes added to spell out O&M throughout the document and include stakeholder mapping to the general schedule.

Director Palmer made a motion to approve the Resolution with noted amendments and Director Gambs seconded the motion.

The Resolution was approved by a voice vote of 6-0 with Director Smith McDonald absent.

Item 7 – Committees – There were no comments on the Committee notes.

Item 9 – Adjournment – President Ramirez Holmes adjourned the meeting at 7:47 p.m.

MINUTES OF THE BOARD OF DIRECTORS
ZONE 7

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

REGULAR MEETING
March 16, 2022

The following were present:

DIRECTORS: SANDY FIGUERS
DENNIS GAMBS
LAURENE GREEN
ANGELA RAMIREZ HOLMES
OLIVIA SANWONG
MICHELLE SMITH MCDONALD

DIRECTORS ABSENT: SARAH PALMER

ZONE 7 STAFF: VALERIE PRYOR, GENERAL MANAGER
OSBORN SOLITEI, TREASURER/ASSISTANT GENERAL MANAGER, FINANCE
COLTER ANDERSEN, PRODUCTION MANAGER
JARNAIL CHAHAL, ENGINEERING MANAGER
CAROL MAHONEY, GOVERNMENT RELATIONS MANAGER
JOE SETO, PRINCIPAL ENGINEER
TAMI CHURCH, ASSOCIATE PLANNER
ALEXANDRA BRADLEY, COMMUNICATIONS SPECIALIST
DONNA FABIAN, EXECUTIVE ASSISTANT

COUNSEL: REBECCA SMITH, DOWNEY BRAND

Item 1 – Closed Session

The Board went into Closed Session at 5:18 p.m. Directors Figuers arrived at 5:35 p.m. The Board came out of Closed Session at 7:20 p.m.

Item 2 – Open Session and Report Out of Closed Session

President Ramirez Holmes called the meeting to order at 7:29 p.m.

President Ramirez Holmes reported out of Closed Session that the Board evaluated the General Manager stating that Valerie Pryor, General Manager, is "meeting expectations in many areas and exceeding them in others. She has provided responsive and consistent leadership, and the strong representation of the staff in providing information to the Board is reflective of her high standards for the work of the agency. During COVID, she has effectively managed the agency and kept Zone 7s work moving forward during a challenging time. We have provided her goals for the upcoming year, and we are confident in her leadership of the agency into the future." Item 11, which is the General Manager's Compensation, will be tabled to the next Board meeting.

Item 3 – Pledge of Allegiance

Item 4 – Roll Call of Directors – Director Palmer was absent.

Item 5 – Public Comment – There were no comments from the public.

Item 6 – Minutes

Director Smith McDonald moved to approve the minutes and Director Gambs seconded the motion. The minutes were approved by a voice vote of 6-0 with Director Palmer absent.

Item 7 – Consent Calendar

Director Figuers moved to approve the Consent Calendar and Director Green seconded the motion. The Consent Calendar was approved by a roll call vote of 6-0 with Director Palmer absent.

Item 8 – Presentation by Delta Conveyance Design and Construction Authority Executive Director

Graham Bradner, Executive Director of the Delta Conveyance Design and Construction Authority (DCA) briefly explained the roles and responsibilities of DCA with respect to the Delta Conveyance Project. He noted that the DCA works hand in hand with the Department of Water Resources (DWR), and they are the lead agency for the Environmental Impact Report (EIR) and the California Environmental Quality Act (CEQA) analyses. DCA is responsible for the conceptual engineering and development of all the documentation and support that is used to conduct those impact analyses.

Mr. Bradner stated that the purpose of the Delta Conveyance Project is to modernize the aging State Water Project (SWP) infrastructure in the Delta and restore and protect the reliability of the SWP. He added that the objectives of the project are to address sea level rise, climate change, minimize water supply disruption due to seismic risk, protect water supply reliability, and provide operational flexibility to improve aquatic conditions.

Mr. Bradner noted that there are three alignments included in the EIR. The central alignment goes through the heart of the Delta, the Eastern alignment, which is closer to I-5, and the Bethany Reservoir alignment. Mr. Bradner reminded the Board that there are four capacity

options being considered for the project ranging from 3000 cubic feet per second (cfs), all the way up to 7,500 cfs. The 7,500 cfs would only be an option if there was a 1,500 cfs contribution by the Bureau of Reclamation.

Mr. Bradner stated that there is a Stakeholder Engagement Committee that was formed to provide feedback to the DCA on engineering work with a focus on reducing potential construction-related impacts.

Mr. Bradner spoke about public outreach and community engagement, how they are trying to make sure the information is out there for public review, and they are trying to encourage participation in the process.

Mr. Bradner added that the estimated project cost has not changed but will be refined when there is a preferred alternative selected, the budget has not changed, and they are currently on schedule and on budget.

President Ramirez Holmes wanted clarification that all three proposed alignments could produce 6,000 cfs with the potential of 7,500 cfs and Mr. Bradner confirmed. President Ramirez Holmes lauded Director Palmer's work on the Stakeholder Engagement Committee.

Director Green asked if the one of the alignments is preferred over the other from an environmental standpoint. Mr. Bradner responded that the Bethany Reservoir alternative would be less of an impact to wetlands and waters.

Item 9 – Authorizing Resolution for Accepting Department of Water Resources Floodplain Management, Protection, and Risk Awareness Grant Program Funds

Tami Church, Associate Planner, gave a report requesting authorization of resolutions needed for staff to apply for a grant through the DWR Floodplain Management, Protection, and Risk Awareness Grant Program (FMPRA) to complete the Flood Management Plan Phase 2 Project and the Alamo Creek Bank Stabilization and Flood Management Pilot Project.

Ms. Church noted that DWR has \$50.4 million to fund flood related projects. She said that staff submitted two proposals in October which received favorable feedback from DWR. Staff then submitted full proposals in February; however, Board resolutions are required to complete the application for funding eligibility.

Director Gambs asked if using rock slope protection, rock cross-vanes, and vegetation integration is different than what is done now and what staff hoped to learn from these new techniques. Ms. Church replied that while she is not an engineer, there is a high degree of turbulence that is generated by the confluence of South San Ramon Creek and Alamo Creek, which is causing issues at the transition point downstream of the huge concrete confluence structure. Therefore, the rock cross-vanes are going to be spread out across around 2,000 linear feet and instead of treating the entire 2,000 linear feet of reach, staff hopes to address it in smaller digestible, incremental approaches. She believed if that technique was proven successful, it could be used more widely across our service area, especially in areas with steep slopes, not so great soils, and areas where velocity and incision issues occur.

Director Sanwong asked if the City of Dublin is involved in this project. Ms. Church responded that they did consult with the City of Dublin, but they did not want to participate. Director Sanwong asked Ms. Church if she was the point person on the City of Dublin's project just upstream. Ms. Pryor replied that Joe Seto, Principal Engineer for Zone 7, sits on quarterly meetings with the City of Dublin on their project, but many staff is in communication with people from the City of Dublin on a regular basis on these projects.

Director Gambs moved to approve both resolutions and Director Green seconded the motion. The resolutions passed by a roll call vote of 6-0 with Director Palmer absent.

Item 10 – Update on Water Supply Reliability Public Information Program

Alexandra Bradley, Communications Specialist, presented an update on the Water Reliability Public Information Program. She provided an overview of the background of the program, the program's goals and strategies, details on Zone 7's outreach concepts and materials, and how the message will be delivered through outreach efforts. She then played an educational video that depicts the journey that the Agency's water takes to reach the Tri-Valley.

Director Smith McDonald expressed concern about the concept of 'Tri-Valley Water Partners' and that it might be confusing to the residents of the Tri-Valley. Ms. Pryor responded that this was a collaborative process with all the partners and that all the partner agencies' logos would always be included to show that they are all working together, so that is where 'Tri-Valley Water Partners' came to fruition. Director Gambs stated that one of the challenges is conveying to people what Zone 7 is.

Ms. Bradley stated that there were several conversations with the retailers on how to convey that this is not a separate entity, and from a survey looking back, people are confused, not only about who Zone 7 is, but who they pay their bills to.

Director Sanwong agreed with the comments about the confusion with another entity and wondered if there is a way the logo could include all five agencies. She also stated that she does not like the phrase, 'behind the scenes.'

Director Green agreed that more must be done to educate people, so they understand where the water is coming from. She added that she wants to make sure the Agency has not decided on potable reuse, but that it was looking into it. She wanted to make sure it did not come across as marketing potable reuse. Ms. Bradley responded that this is to give everyone a broad understanding of the water system overall and the reason potable reuse is mentioned is that this education program came out of that discussion, which is why it is mentioned more often than the other projects.

President Ramirez Holmes stated that the money came from the potable reuse studies and workgroup and the work that has been done is gathering and providing information. The Board has not discussed or weighed in on any votes. She wanted to be very clear that it is not a topic that this Board has discussed. President Ramirez Holmes asked how the survey was conducted and when.

Ms. Bradley responded that it was done using a third-party company called Sentiment in 2021. President Ramirez Holmes asked how it was sent out. Ms. Bradley replied that she can get more information from the consulting firm. President Ramirez Holmes asked that she receive the full results from the survey, and she asked how much would be spent on this public information program. Ms. Bradley replied that there is a budget of \$300,000 over two years.

President Ramirez Holmes asked how the process is working with the other partners. Ms. Bradley responded that they have been working collaboratively throughout the entire process, either through the steering committee or the PIO communications committee to vet and look at the marketing materials. She added that all the retailers have been at the table going through all the materials and are happy to put their branding and logos behind it.

President Ramirez Holmes stated that she agreed with Director Smith McDonald and that she is concerned about the 'partners' language. She felt it would be important for the logos to be used so that people know who is involved. She is also concerned about driving traffic to a new website. She agreed to strike the term 'behind the scenes.' She also added that the City of Pleasanton pulled out of some of the studies and asked if this was a separate pot of money. Ms. Pryor responded that Zone 7 is funding the program through treated water rates, then it is equitably born by all the retailers' customers. Ultimately the customers will be paying for this, whether it is through Zone 7 or from the retailers to Zone 7.

Director Smith McDonald added that she is uncomfortable with it because she feels like it is a marketing campaign, and some people might be resistant to that. She wants to be sure that as the agencies that are involved in this collaboration, the language is consistent.

Ms. Pryor stated that it has been requested to be on the agenda for the Tri-Valley Water Liaison Committee meeting on April 26.

Item 11 – General Manager's Compensation

Item 11 was tabled to the next Board meeting so that the public can have more time weigh in if they choose.

Item 12 – Committees

There were no comments from the Board on the Committee notes.

Item 13 – Reports - Directors

President Ramirez Holmes reported that Zone 7 is participating in the Go Green Initiative on the hometown water documentary film screening and panel for April 21st at the Firehouse Art Center in Pleasanton at 7:00 p.m. Zone 7 staff will be participating on the panel, and she will also be involved. She continues to chair the Los Vaqueros JPA, and she attended the ACWA Legislative Symposium and two State Legislative Committees of which she is a member.

Item 14 – Items for Future Agenda

There were no items for a future agenda.

Item 15 – Staff Reports

Ms. Pryor highlighted from her report that we are still in a drought, the drought is worsening, and due to record dry January and February, the Agency is anticipating a reduction in the SWP allocation. Staff was instructed by DWR to start planning for a dry 2023 and that mandatory conservation is most likely going to be required for the remainder of 2022.

President Ramirez Holmes asked for confirmation that Zone 7 has been planning for a 0% allocation if it gets to that. Ms. Pryor responded that staff have been planning for it. Last year we pumped our highest amount of groundwater, and we are planning to do that again this year. We have stored water in our local groundwater basin, and we have water stored in San Luis Reservoir and in the various storage and recovery projects in Kern County. If possible, we are also looking to purchase some water.

President Ramirez Holmes asked for water use in January and February. Ms. Pryor said that January demands were 2% higher relative to the same time in 2020. The monthly water inventory and report showed February demands were 4% higher, both relative to the same time in 2020. Ms. Pryor added that grant funds may be available, and Zone 7 would be applying for some of those funds.

Item 16 – Adjournment

President Ramirez Holmes adjourned the meeting at 8:53 p.m.



ORIGINATING SECTION: Administration
CONTACT: Donna Fabian

AGENDA DATE: April 20, 2022

SUBJECT: Board of Directors Authority to Hold Hybrid Meetings Pursuant to AB 361

SUMMARY:

On September 16, 2021, Governor Gavin Newsom signed Executive Order N-15-21 clarifying that public agencies may continue to meet remotely in accordance with procedures established by prior Executive Orders. Assembly Bill 361 (AB 361) expands public agencies' ability to meet remotely during proclaimed states of emergency. Agencies that meet remotely under AB 361 are subject to modified Brown Act noticing and voting requirements that are similar but not identical to the rules and procedures established by the previous Executive Orders.

AB 361 authorizes local agencies to use these modified procedures subject to a finding by the agency's Board that (1) a state of emergency has been proclaimed pursuant to Section 8625 of the California Emergency Services Act; and (2) either the state of emergency directly impacts the ability of the members to meet safely in person, *or* State or local officials have imposed or recommended measures to promote social distancing. These findings should be revisited every 30 days.

Due to continued prevalence and spread of COVID-19 activity Alameda County, the Board of Directors will consider holding hybrid meetings for the health and safety of participants and Board members.

FUNDING:

N/A

RECOMMENDED ACTION:

Adopt the attached Resolution.

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Board of Directors Authority to Hold Hybrid Meetings Pursuant to AB 361

WHEREAS, the Zone 7 of the Alameda County Flood Control and Water Conservation District (Zone 7) is committed to preserving public access and participation in meetings of the Board of Directors; and

WHEREAS, all meetings of Zone 7 are open and public, as required by the Ralph M. Brown Act (Gov. Code, §§ 54950 – 54963), so that any member of the public may attend, participate, and watch the agency’s legislative body conduct its business; and

WHEREAS, on March 4, 2020, Governor Gavin Newsom declared a statewide emergency arising from the Coronavirus 2019 (COVID-19) pandemic; and

WHEREAS, in light of that state of emergency, Governor Newsom’s Executive Orders N-29-20 and N-08-21 suspended certain provisions of the Brown Act pertaining to teleconferenced meetings through September 30, 2021; and

WHEREAS, on September 16, 2021, Governor Newsom signed Assembly Bill 361 (AB 361) as urgency legislation effective immediately, which provides that under Government Code section 54953(e), legislative bodies may continue to meet remotely without complying with the non-emergency teleconferencing rules in Government Code section 54953(b)(3), subject to certain conditions; and

WHEREAS, a required condition of AB 361 is a finding by the legislative body of the agency that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, AB 361 further requires a finding that state or local officials have imposed or recommended measures to promote social distancing, or the legislative body determines that meeting in person may present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist within the agency, specifically, on March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency to exist in California due to the threat of COVID-19; and despite sustained efforts, the virus continues to spread and threatens public health and safety in nearly all sectors of California.

THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District, finds that the Governor’s March 4, 2020, declaration of a state of emergency due to the COVID-19 pandemic remains active, and the threat of COVID-19 continues to impact the ability of the Board of Directors and Zone 7 staff to meet safely in person.

THEREFORE, BE IT FURTHER RESOLVED that in order to protect the health of staff and the public, the Board may conduct hybrid meetings pursuant to the provisions of AB 361, and the Board shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Government Code section 54953.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Administration
CONTACT: Carol Mahoney/Valerie Pryor

AGENDA DATE: April 20, 2022

SUBJECT: Assembly Bill 2142 (Gabriel)

POSITION RECOMMENDATION: Support

BILL STATUS:

AB 2142: Income taxes: exclusion: turf replacement water conservation program		
AUTHOR: Gabriel	INTRODUCED: 02-15-2022	COMMITTEE: Assembly Revenue and Taxation
CO-AUTHORS: N/A	SPONSOR: N/A	COMMITTEE HEARING DATE: 03/22/22: Hearing for testimony only.
SUMMARY: An act to add and repeal Sections 17138.2 and 24308.9 of the Revenue and Taxation Code, relating to taxation, to take effect immediately, tax levy.		
Positions Taken or Recommended by Others: ACWA and CSDA recommend "Support"		

ANALYSIS:

This report provides a position recommendation of "Support" as defined in Attachment 1 for AB 2142 (Gabriel) related to the taxation of turf replacement water conservation programs.

AB 2142: Allows tax exemption for turf replacement rebate similar to other programs

The Legislative Council's Digest states that a key outcome of AB 2142 (Gabriel) is that for, both the Personal Income Tax Law and the Corporation Tax Law, a provision be made for "*an exclusion from gross income for any amount received as a rebate, voucher, or other financial incentive issued by a local water agency or supplier for participation in a turf replacement water conservation program.*" This would be in effect "*on or after January 1, 2022, and before January 1, 2027.*"

A support position is recommended because this bill would provide a tax exemption for turf replacement projects similar to existing tax exemptions for other water conservation programs such as high-efficiency clothes washer and toilet rebates. Turf replacement still remains a significant means to reduce outdoor water use and advance water conservation goals by as much as 60 percent of total residential use. This bill is supported by the Association of California Water Agencies (ACWA) and the California Special Districts Association (CSDA).

To bolster water conservation efforts, Zone 7's Board approved an increase in the rebate amount of the Water Efficient Lawn (WEL) Conversion program in June 2021. The City of Pleasanton also offers an additional rebate that was increased in February 2022 to augment Zone 7's rebate and encourage even more participation. The inclusion of WEL rebates in gross income for tax purposes is not in keeping with the spirit of offering incentives to encourage participation in such programs.

The Legislative Committee suggested adding more local examples of the rebate program's success for the Tri-Valley and led to minor edits in the proposed "Support" letter. With the suggested modifications, the Zone 7 Legislative committee recommended that the position letter be brought to the full Board (attached).

FUNDING:

N/A

RECOMMENDED ACTION:

The Legislative Committee recommends the Board discuss and consider an "Support" position for Assembly Bill 2142 (Gabriel) and provide the attached comment letter.

ATTACHMENTS:

Attachment 1 – Legislative Positions
Zone 7 Draft Position Letter

Attachment 1 - Legislative Positions

- Support (S) — Agency actively supports the proposed legislation.
- Support and Seek Amendments (S/S) — Agency will actively support the proposed legislation while continuing to seek specific amendments.
- Support if Amended (S/A) — Agency will actively support the proposed legislation, if it is amended to address specific shortcomings identified by the District.
- Favor (F) — Agency will join with other organizations in support but will not engage actively in advocacy for the measure.
- Favor, if Amended (F/A) — Agency will join with other organizations in support, if legislation is amended to address specific shortcomings identified by the Agency but will not engage actively in advocacy for the measure.
- Watch (W) — Measures or general issues have not been sufficiently defined for a formal position.
- Not Favor (NF) — Agency will join with other organizations in opposition but will not engage actively in advocacy against the measure.
- Oppose Unless Amended (O/A) — Agency will actively oppose the proposed legislation unless it is amended to address specific shortcomings.
- Oppose (O) — Agency actively opposes the proposed legislation.



100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

April 20, 2022

Honorable Jacqui Irwin, Chair
Assembly Committee on Revenue & Taxation
P.O. Box 942849
Sacramento, CA 94249-0001

Re: Position Letter – Support for Assembly Bill 2142 (Gabriel)

Alameda County Flood Control and Water Conservation District, Zone 7 (“Zone 7 Water Agency” or “Zone 7”) is a dependent special district with a seven-member elected board of directors serving roughly 266,000 residents of the Tri-Valley area and acting as a water wholesaler to four retail water purveyors. In addition to providing roughly 80% of the imported water supply from the State Water Project, Zone 7 also acts as the exclusive Groundwater Sustainability Agency for the Livermore Valley Groundwater Basin and provides flood protection for all of eastern Alameda County.

Zone 7 Water Agency is pleased to support AB 2142 (Gabriel). In coordination with our retailers, the ability to continue to provide a mechanism for the public to participate in water saving rebates is an important component in long-term water supply reliability. This bill, that reinstates a tax exemption for lawn conversion rebates from Californian’s gross income, provides a key incentive to further water saving actions and dovetails with other permanently exempted rebates, like high-efficiency clothes washers and toilet programs. Together these rebate programs raise awareness of the balance between water use and water needs. As drought conditions persist, awareness of water consumption is key to helping Californians make conservation a way of life and rebate programs need to be accessible.

Zone 7 acts as the clearinghouse for rebates related to water conservation for three of the four retail water purveyors within the service area. A Water Efficient Lawn (WEL) Conversion rebate program that allows for the conversion of turf to more water-efficient landscapes is one of a suite of options that residential customers have to improve water efficiency through rebates. Our WEL rebate program for turf replacement has been available since 2011 and has replaced roughly 428,529 square feet (9.84 acres) of lawn through over 300 rebate applications. The program’s rebate amount was recently increased for single-family properties from \$750 per residential site to \$2,000 per residential site, covering up to 50% of the costs of conversion in an effort to encourage additional water savings through this program. Zone 7 estimates that these rebates save roughly 25 gallons per square-foot per year. Taking into account all square-footage converted thus far, that amounts to over 10 million gallons per year conserved.

Some retailers offer additional incentives related to the turf replacement programs and this flexibility allows retailers to assist their customers in achieving even more water conservation by targeting the programs that will have the most impact within their individual service areas – but these additional incentives would further complicate taxation, should they be included in gross income. Taxing this rebate program is a deterrent to participation. The replacement of existing lawns is a significant investment for residents, so removing barriers to implementation is preferable.

Zone 7 is committed to encouraging water efficiency and for the reasons stated above, wishes to express support for AB 2142.

Sincerely,

Angela Ramirez Holmes
President of the Board of Directors

c: Honorable Vice-Chair and Members, Assembly Committee on Revenue & Taxation
Honorable Steve Glazer
Honorable Rebecca Bauer-Kahan
Honorable Jesse Gabriel
Ms. Valerie Pryor
Zone 7 Board of Directors
The Gualco Group, Inc.

ORIGINATING SECTION: Administration
CONTACT: Carol Mahoney/Valerie Pryor

AGENDA DATE: April 20, 2022

SUBJECT: Senate Bill 1157 (Hertzberg)

POSITION RECOMMENDATION: Oppose

BILL STATUS:

SB 1157: Urban water use objectives: indoor residential water use.		
AUTHOR: Hertzberg	INTRODUCED: 02-17-2022	COMMITTEE: Senate Natural Resources and Water
CO-AUTHORS: N/A	SPONSOR: N/A	COMMITTEE HEARING DATE: 04/05/22
SUMMARY: An act to amend Section 10609.4 of the Water Code, relating to water.		
Positions Taken or Recommended by Others: ACWA and CSDA recommend "Oppose unless amended"		

ANALYSIS:

This report provides a position recommendation of "Oppose" as defined in Attachment 1 for SB 1157 (Hertzberg) related indoor urban water use objectives.

SB 1157: Reduces allowable indoor residential water use without further evaluation of impact

The Legislative Council's Digest states, "Existing law requires the Department of Water Resources, in coordination with the State Water Resources Control Board, and including collaboration with and input from stakeholders, to conduct necessary studies and investigations and authorizes the department and the board to jointly recommend to the Legislature a standard for indoor residential water use. Existing law, until January 1, 2025, establishes 55 gallons per capita daily as the standard for indoor residential water use. Existing law establishes, beginning January 1, 2025, the greater of 52.5 gallons per capita daily or a standard recommended by the department and the board as the standard for indoor residential water use, and beginning January 1, 2030, establishes the greater of 50 gallons per capita daily or a standard recommended by the department and the board as the standard for indoor residential water use."

Key provisions of the proposed bill would replace the current water conservation standards as stated above from existing law, with new standards lowered to:

- 47 GPCD by January 1, 2025, and
- 42 GPCD beginning January 1, 2030.

A study was performed by the Department of Water Resources (DWR) in conjunction with others and presented to the Legislature in 2021 but did not evaluate the quantitative impact of lowering indoor residential water use to the levels proposed by this bill. The bill also eliminates the provision that would allow for an alternative recommendation through further analysis. An oppose position is recommended because this bill removes the collaborative nature of determining appropriate residential water conservation measures and arbitrarily sets limits on indoor water use that has not been evaluated for potential negative impacts to water, wastewater, and recycled water systems.

Specific potential impacts noted by local retailers for the Tri-Valley's water and wastewater systems have not been quantified, but include:

- Need for minor infrastructure and/or operational changes,
- Increased outreach and increased incentives for the replacement of older appliances and fixtures,
- Potential water quality impacts in the higher-pressure zones where residential neighborhoods are predominantly located,
- Potential increase in contaminant loading, odors, or blockages in the sewer collection system with lower indoor water use,
- Potential lowering of recycled water quality due to more concentrated sewer flows.

Questions and comments during the Legislative Committee led to minor edits and the addition of specific water conservation information from the 2020 Tri-Valley Municipal and Industrial Water Demand Study to reinforce the strong progress in achieving long-term conservation that has already been made in the Tri-Valley. With the suggested modifications, the Zone 7 Legislative committee recommended that the position letter be brought to the full Board (attached).

FUNDING:

N/A

RECOMMENDED ACTION:

The Legislative Committee recommends the Board discuss and consider an "Oppose" position for Senate Bill 1157 (Hertzberg) and provide the attached comment letter.

ATTACHMENTS:

Attachment 1 – Legislative Positions
Zone 7 Draft Position Letter

Attachment 1 - Legislative Positions

- Support (S) — Agency actively supports the proposed legislation.
- Support and Seek Amendments (S/S) — Agency will actively support the proposed legislation while continuing to seek specific amendments.
- Support if Amended (S/A) — Agency will actively support the proposed legislation, if it is amended to address specific shortcomings identified by the District.
- Favor (F) — Agency will join with other organizations in support but will not engage actively in advocacy for the measure.
- Favor, if Amended (F/A) — Agency will join with other organizations in support, if legislation is amended to address specific shortcomings identified by the Agency but will not engage actively in advocacy for the measure.
- Watch (W) — Measures or general issues have not been sufficiently defined for a formal position.
- Not Favor (NF) — Agency will join with other organizations in opposition but will not engage actively in advocacy against the measure.
- Oppose Unless Amended (O/A) — Agency will actively oppose the proposed legislation unless it is amended to address specific shortcomings.
- Oppose (O) — Agency actively opposes the proposed legislation.



100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

April 20, 2022

The Honorable Henry Stern
Chair, Senate Committee on Natural Resources and Water
1021 O Street, Room 3220
Sacramento, CA 95814

Re: Position Letter – Oppose Senate Bill 1157 - Urban water use objectives:
indoor residential water use

Alameda County Flood Control and Water Conservation District, Zone 7 (“Zone 7 Water Agency” or “Zone 7”) is a dependent special district with a seven-member elected board of directors serving roughly 266,000 residents of the Tri-Valley area and acting as a water wholesaler to four retail water purveyors. In addition to providing roughly 80% of the imported water supply from the State Water Project, Zone 7 also acts as the exclusive Groundwater Sustainability Agency for the Livermore Valley Groundwater Basin and provides flood protection for all of eastern Alameda County.

Zone 7 Water Agency is committed to seeking effective means to achieve water conservation and long-term reliability; however, respectfully opposes SB-1157 (Hertzberg) for the following reasons:

1. The study prescribed in related legislation enacted in 2018, Assembly Bill 1668 and Senate Bill 606, was to be completed by the Department of Water Resources (DWR) and State Water Resources Control Board (SWRCB) in conjunction with stakeholders, was completed in November 2021 with the intent to inform the Legislature regarding indoor residential water use standards. The final report determined that Californians have already achieved on average indoor water use of 48 gallons per capita daily (GPCD) and that nearly a quarter of Californians use 42 GPCD. Californians are already moving toward greater indoor water conservation without further legislative restrictions.

Indoor water consumption estimated in 2019 by Tri-Valley retailers ranged from 39.5 gallons per capita per day (GPCD) to 47.5 GPCD as noted in the 2020 Tri-Valley Municipal and Industrial Water Demand Study (https://www.zone7water.com/sites/main/files/file-attachments/2020_tri-valley_demand_study.pdf?1627595774). The Tri-Valley has also seen

total demand (indoor and outdoor) on a per capita basis decrease since the year 2000 by 31% overall. Recent information shows that total demands are about the same as those observed in 2020, even with the 48% increase in population since 2000, as shown in the following table:

	Total Potable Demand in - Acre-Feet	Population	Tri-Valley GPCD
2000	42,401	180,100	210
2013	49,259	227,222	194
2014	36,466	232,369	140
2015	31,941	238,575	120
2016	34,491	242,000	127
2017	39,250	251,200	139
2018	40,931	254,800	143
2019	40,659	258,400	140
2020	43,162	266,000	145

Conservation:
 2000 to 2020 31%
 Conservation:
 2013 to 2020 25%

2. What the DWR/SWRCB study did not include was an analysis of how reducing the standard for indoor water use for all Californians to 42 GPCD beyond 2030 could adversely impact water affordability, recycled water use, water and wastewater facilities and costs. The study did not quantify the costs and benefits of achieving 42 GPCD, so the impacts to local water, wastewater/recycled water, and residents was not defined. The California Water Efficiency Partnership estimated during the regulatory process that the “the total anticipated cost range for reasonably complying with a 2030 standard in which all providers achieve a residential indoor per capita volume of 42 GPCD by 2030 is likely between \$2.8 and \$4.6 billion.” This expenditure only results in an overall water savings of six (6) GPCD beyond what has been achieved by Californians already. The impact to residential users for these additional 6 gallons and the associated costs to water affordability should be evaluated.

The Tri-Valley area of the San Francisco Bay region has met and surpassed each call for water conservation in the previous droughts and continues to look for ways to make water conservation a way of life, as evidenced in the reduction in per capita use over the past 20 years. Therefore, we respectfully oppose additional legislative restrictions.

Sincerely,

Angela Ramirez Holmes
President of the Board of Directors

c: Honorable Vice Chair and Members, Senate Committee on Natural Resources and Water
Honorable Robert Hertzberg
Honorable Steve Glazer
Honorable Rebecca Bauer-Kahan
Mr. Dennis O'Connor
Mr. Todd Moffit
Ms. Valerie Pryor
Mr. Freddie Quintana
Zone 7 Board of Directors
The Gualco Group, Inc.

ORIGINATING SECTION: Integrated Planning
CONTACT: Amparo Flores

AGENDA DATE: April 20, 2022

SUBJECT: Bay Area Proposition 1 IRWMP Implementation Grant – EBMUD MOU

SUMMARY:

- To meet Zone 7 Water Agency's ("Agency" or "Zone 7") mission to "Deliver safe, reliable, efficient, and sustainable water services", Zone 7 has a conservation program. The program is aligned with Strategic Initiative #2 – Evaluate and develop appropriate new water supply and reliability opportunities.
- The Integrated Regional Water Management (IRWM) Program was created by the Department of Water Resources (DWR) in 2002 to foster regional collaboration and to implement effective water management solutions.
- On November 18, 2020, the Zone 7 Board adopted the Updated 2019 San Francisco Bay Area IRWM Plan (Plan), which contains a list of projects eligible for State grant funding, such as conservation programs, that is updated from time to time to match agency needs and funding opportunities.
- The Association of Bay Area Governments (ABAG), on behalf of the San Francisco Bay Area IRWM partners (also called Participating Agencies or PAs), applied for \$23M in grant funding based on a sub-set of projects from the Plan list under Proposition 1 Round 1 and, in the late spring of 2020, was awarded this amount under the Bay Area Proposition 1 IRWM Implementation Grant.
- With EBMUD as the lead, \$4.2M (of the \$23M) was secured for PAs' water conservation programs; this amount includes \$83,300 for Zone 7 towards rebate programs and landscaper training.
- EBMUD and ABAG have entered into an Implementation Agreement by which ABAG agrees to disburse funding from the Proposition 1 Round 1 Grant to EBMUD.
- EBMUD will then pass Proposition 1 Round 1 Grant funds to the PAs, such as Zone 7, via the Bay Area Proposition 1 IRWM Implementation Grant Memorandum of Understanding (MOU).
- The MOU will be in effect until the Implementation Agreement between ABAG and EBMUD terminates on March 31, 2025, or when all the Parties' obligations under the State Agreement are fully satisfied, whichever occurs earlier. Eligible conservation program costs after June 2, 2020, are eligible for reimbursement under the MOU. Each PA must abide by the guidelines within the State Agreement and the Implementation Agreement.
- Under the MOU, Zone 7 agrees to comply with the Proposition 1 Round 1 Grant requirements and the ABAG/EBMUD Implementation Agreement.

- Staff recommends negotiation and execution of the Bay Area Proposition 1 IRWM Implementation Grant MOU.

FUNDING:

Grant funds for the conservation program would contribute to Fund 100 - Water Enterprise (80%) and Fund 130 - Water Enterprise Capital Expansion (20%).

RECOMMENDED ACTION:

Adopt the attached Resolution.

ATTACHMENT:

Resolution

ZONE 7

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Bay Area Proposition 1 IRWMP Implementation Grant – EBMUD MOU

WHEREAS, to meet Zone 7 Water Agency's ("Zone 7's") mission to "Deliver safe, reliable, efficient, and sustainable water services", Zone 7 has a conservation program, which is aligned with Strategic Initiative #2 – Evaluate and develop appropriate new water supply and reliability opportunities; and

WHEREAS, the Association of Bay Area Governments (ABAG), on behalf of the San Francisco Bay Area IRWM partners (also called Participating Agencies or PAs), was awarded \$23M in State grant funding under the Bay Area Proposition 1 IRWM Implementation Grant in the spring of 2020; and

WHEREAS, on November 18, 2020, the Zone 7 Board adopted the Updated 2019 San Francisco Bay Area Integrated Regional Water Management (IRWM) Plan, which fosters regional collaboration and implementation of effective water management solutions in the Bay Area, and supports access to State grant funding; and

WHEREAS, with EBMUD as the lead, \$4.2M (of the \$23M) was secured for PAs' water conservation programs, including \$83,300 for Zone 7 towards rebate programs and landscaper training; and

WHEREAS, Zone 7 will need to execute the Bay Area Proposition 1 IRWMP Implementation Grant – EBMUD Memorandum of Understanding (MOU) to receive the grant funds of \$83,300 from EBMUD with eligibility over approximately June 2020 to March 2025.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District directs the General Manager to negotiate and execute the Bay Area Proposition 1 IRWMP Implementation Grant – EBMUD MOU.

BE IT FURTHER RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District authorizes the General Manager to negotiate and execute future amendments to the MOU that require no financial contribution.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Integrated Planning
CONTACT: Tami Church/Amparo Flores

AGENDA DATE: April 20, 2022

SUBJECT: Agreement with Alameda County Resource Conservation District for Living Arroyos Program – Task Order

SUMMARY:

- To meet Zone 7's mission to "Deliver safe, reliable, efficient, and sustainable water and flood protection services," Zone 7 Water Agency (Zone 7) has been participating in the Living Arroyos Program (Program), which is an anticipated activity specified under Goal D, Initiative #10 – Update the flood protection strategy and Goal F, Initiative #19 – Optimize Agency communications program.
- The Program was established in 2013 (Resolution 18-39) and has successfully leveraged resources and shared expertise to coordinate long-term flood protection improvements and maintenance. It has also provided riparian enhancements, channel restoration, and community education and engagement through the involvement in stream management and stewardship.
- Livermore Area Recreation and Parks District (LARPD), which implemented the program since 2015, wishes to discontinue in their role as the Implementing Partner when the existing agreement expires on June 30, 2022.
- Zone 7, City of Livermore ("Livermore"), City of Pleasanton ("Pleasanton"), and City of Dublin ("Dublin") (collectively "Program Partners") reaffirm their desire to continue to work together to leverage resources and maximize effectiveness in achieving the goals of the Program.
- The Alameda County Resource Conservation District (ACRCD) recently became a signatory to the Tri-Valley Intergovernmental Reciprocal Services Master Agreement and expressed interest in taking on the role of Implementing Partner as the Program aligns well with their mission.
- ACRCD mission is to provide leadership in the County and region on natural resources conservation, wildlife, and agricultural enhancement through partnerships, education, outreach, resource services, technical assistance, and funding.
- Zone 7 will continue to act as the Fiscal Agent for the Program. As the Fiscal Agent, Zone 7 budgets for the full amount to run the Program with agreed reimbursements from the Program Partners of approximately 50%, proportionate to the work done for each Partner.
- The proposed Program budget is estimated at \$252,000 and Zone 7's share of the program is currently estimated at 45% (\$113,400) with the rest to be reimbursed by the other Program Partners. Cost shares may be adjusted with mutual agreement of all the Program Partners to reflect the proportion of work completed per Program Partner.

- Staff recommends the Board adopt the attached resolution, which authorizes the General Manager to negotiate and execute annual task orders under the Tri-Valley Intergovernmental Reciprocal Services Master Agreement with the Alameda County Resource Conservation District on behalf of the Program Partners for the Living Arroyos Program in an amount not-to-exceed \$252,000 per year, with an estimated cost-share by Livermore, Pleasanton, and Dublin at 55% or \$138,600.

FUNDING:

Funding will be incorporated in subsequent budgets from Fund 200 – Flood Protection Operations.

RECOMMENDED ACTION:

Adopt the attached Resolution.

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Agreement with Alameda County Resource Conservation District for
Living Arroyos Program – Task Order

WHEREAS, to meet Zone 7's mission to "Deliver safe, reliable, efficient, and sustainable water and flood protection services," Zone 7 Water Agency (Zone 7) has been participating in the Living Arroyos Program, which is an anticipated activity specified under Goal D, Initiative #10 – Update the flood protection strategy and Goal F, Initiative #19 – Optimize Agency communications program; and

WHEREAS, the Living Arroyos Program (Program) has successfully leveraged resources and shared expertise to engage the public, and coordinate long-term flood protection improvements and maintenance, riparian enhancements, channel restoration, and community involvement in stream management and stewardship; and

WHEREAS, Zone 7, City of Livermore ("Livermore"), City of Pleasanton ("Pleasanton"), and City of Dublin ("Dublin") (collectively "Program Partners") reaffirm their desire to continue to work together to leverage resources and maximize effectiveness in achieving the goals of the Program; and

WHEREAS, Zone 7, as the Fiscal Agent, budgets for the full amount of the annual Program costs estimated at \$252,000 per year with agreed reimbursements or cost shares from Dublin, Livermore, and Pleasanton of approximately 55% of this total amount; and

WHEREAS, cost shares may be adjusted with mutual agreement of the Program Partners to reflect the proportion of work completed per Program Partner on an annual basis.

WHEREAS, the Alameda County Resource Conservation District is a signatory to the Tri-Valley Intergovernmental Reciprocal Services Master Agreement and wishes to take on the role of Implementing Partner under a Task Order from this agreement.

NOW, THEREFORE, BE IT RESOLVED that the Zone 7 Board of Directors of the Alameda County Flood Control and Water Conservation District does hereby authorize the General Manager to negotiate, execute and amend annual task orders under the Tri-Valley Intergovernmental Reciprocal Services Master Agreement with Alameda County Resource

Conservation District on behalf of the Program Partners for the Living Arroyos Program for a total not-to-exceed task order amount of \$252,000 per Program year with reimbursement from Dublin, Livermore and Pleasanton estimated at \$138,600.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Operations and Maintenance
CONTACT: Colter Andersen

AGENDA DATE: April 20, 2022

SUBJECT: Award Contract for Motor Control Protection Maintenance, Parts, and Repair

SUMMARY:

- The proposed action is in support of the Zone 7 Mission Statement to deliver safe, reliable, efficient, and sustainable water and flood protection service, Strategic Plan Goal B; Safe Water: Provide customers with safe water and Strategic Plan No. 14 – evaluate current program to increase ratio of preventative to reactive maintenance.
- Variable Frequency Drive's (VFD) and Soft Starters allow electric motors that are attached to pumps to start and function. These can be found on well pump motors; water treatment plant sludge pump motors; and fire pump motors and play a crucial role in ensuring Zone 7's ability to deliver drinking water.
- In accordance with the Agency Purchasing Policy, the selection of a new vendor was done through a competitive procurement process. A Request for Quote (RFQ No. B2022-38) was issued to qualified vendors to solicit bidders for VFD & Soft Starter Preventative Maintenance and as-needed parts and repair services. Naz & Co dba True Blue Automation Services was found to be the lowest responsible and qualified bidder.
- One hundred and one units are in service throughout the Zone 7 water treatment and distribution system. This last Fiscal Year VFD and soft start repairs cost approximately \$25,000.
- Staff recommends that the Board authorize the General Manager to:
 - Negotiate, execute, and amend as-needed a contract for variable frequency drive and soft starter preventative maintenance, as-needed replacement parts, and repair services contract with Naz & Co dba True Blue Automation Services; for a three-year term starting July 1, 2022, through June 30, 2025, for a contract amount not-to-exceed \$104,000. Spending for the contract will be per fiscal year:
 - FY 2022-23 – \$33,000
 - FY 2023-24 – \$34,000
 - FY 2024-25 – \$37,000

FUNDING:

For FY 2023 and FY 2024 – Funding will be requested in the next fiscal year’s budget request from Fund 100 – Water Enterprise Operations and for the remaining one-year, funding will be requested in subsequent fiscal year budget.

RECOMMENDED ACTION:

Adopt the attached Resolution.

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Award Contract for Motor Control Protection Maintenance, Parts, and Repair

WHEREAS, Zone 7 of the Alameda County Flood Control and Water Conservation District is committed to delivering safe, reliable, efficient, and sustainable water and flood protection services; and

WHEREAS, Zone 7 owns 101 Variable Frequency Drive's (VFD's) and Soft Starters from a variety of manufacturers. This equipment requires annual preventative maintenance services', replacement parts, and repair; and

WHEREAS, maintaining the VFD's and Soft Starters will support Strategic Plan Goal B; Safe Water: Provide customers with safe water and Strategic Plan No. 14 – evaluate current program to increase ratio of preventative to reactive maintenance; and

WHEREAS, in accordance with the Agency Purchasing Policy, a Request for Quote (RFQ No. B2022-38) was issued to qualified vendors to solicit bidders for VFD & Soft Starter preventative maintenance and as-needed services. Naz & Co dba True Blue Automation Services was found to be the lowest responsible and qualified bidder.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby authorize the General Manager to negotiate execute and amend as-needed a variable frequency drive and soft starter preventative maintenance, replacement parts and repair contract with Naz & Co dba True Blue Automation Services for a three-year term starting July 1, 2022, through June 30, 2025, for a total contract amount not-to-exceed \$104,000.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Operations and Maintenance
CONTACT: Colter Andersen

AGENDA DATE: April 20, 2022

SUBJECT: Award Contract for As-Needed Repair of Medium Voltage Systems

SUMMARY:

- The proposed action is in support of the Zone 7 Mission Statement to deliver safe, reliable, efficient, and sustainable water and flood protection service, Strategic Plan Goal B; Safe Water: Provide customers with safe water and Strategic Plan No. 14 – evaluate current program to increase ratio of preventative to reactive maintenance.
- Zone 7's medium voltage systems (480V and lower) require as-needed repair services to ensure safe drinking water is provided to the retailers. Medium voltage electrical systems are used throughout the Agency to power pump motors; valve actuators; chemical systems; and other electronic devices.
- Expenditures in the past have been between \$6,000 and \$16,000 a year for these services.
- A Request for Quote (RFQ No. 2022-35) was issued to qualified vendors to solicit bidders for As-Needed Repair Services for Medium Voltage Systems. Electrical Power Systems International Inc. was found to be the lowest responsible and qualified bidder.
- Staff recommends that the Board authorize the General Manager to:
 - Negotiate, execute, and amend as-needed a contract for as-needed repair of medium voltage systems with Electrical Power Systems International Inc; for a three-year term starting July 1, 2022, through June 30, 2025, for a total contract amount not-to-exceed \$60,000 (\$20,000 per fiscal year).

FUNDING:

For FY 2023 and FY 2024 – Funding will be requested in the next fiscal year's budget request from Fund 100 – Water Enterprise Operations and for the remaining one-year, funding will be requested in subsequent fiscal year budget.

RECOMMENDED ACTION:

Adopt the attached Resolution

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Award Contract for As-Needed Repair of Medium Voltage Systems

WHEREAS, Zone 7 of the Alameda County Flood Control and Water Conservation District is committed to delivering safe, reliable, efficient, and sustainable water and flood protection services; and

WHEREAS, Zone 7 medium voltage systems (480V and lower) located at many Zone 7 facilities, require as-needed electrical repair services; and

WHEREAS, maintaining medium voltage systems will support Strategic Plan Goal B; Safe Water: Provide customers with safe water and Strategic Plan No. 14 – evaluate current program to increase ratio of preventative to reactive maintenance; and

WHEREAS, a Request for Quote (RFQ No. 2022-35) was issued to qualified vendors to solicit bidders for As-Needed Repair Services for Medium Voltage Systems. Electrical Power Systems International Inc. was therefore found to be the lowest responsible and qualified bidder.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby authorize the General Manager to negotiate, execute and amend as-needed a contract for as-needed repair of medium voltage systems with Electrical Power Systems International Inc. for a three-year term starting July 1, 2022, through June 30, 2025, for a total contract amount not-to-exceed \$60,000 (\$20,000 per fiscal year).

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Operations and Maintenance
CONTACT: Colter Andersen

AGENDA DATE: April 20, 2022

SUBJECT: Award Contract for Electric Motor Repair, Parts, and Replacement

SUMMARY:

- The proposed action is in support of the Zone 7 Mission Statement to deliver safe, reliable, efficient, and sustainable water and flood protection service, Strategic Plan Goal B- Safe Water: Provide customers with safe water and Initiative No. 14: Evaluate current program to increase ratio of preventative to reactive maintenance. Staff is proposing to award an as-needed contract for electric motors, parts, and repair services.
- Zone 7's assortment of electric motors is essential for providing water to the Retailers and ensuring Zone 7's compliance with water quality regulations set forth by the Division of Drinking Water of the State of California. Electric motors provide water sample streams, compressed air, and spin large pumps for moving water through pump stations.
- In accordance with the Agency Purchasing Policy, the selection was done through a competitive procurement process. A Request for Quote (RFQ No. B2022-39) was issued to qualified vendors to solicit bidders for Electrical Motors, Parts, and Repair Services, Dahl Beck Electric was found to be the lowest responsible and qualified bidder.
- In recent years, the cost of repairs and maintenance of electric motors is \$17,000 to \$21,000. The maintenance and repair services are dependent on the hours of run time and motor starts. As this equipment ages, it is anticipated that repairs and maintenance will be more frequent.
- Staff recommends that the Board authorize the General Manager to:
 - Negotiate, execute, and amend an as-needed electric motors, parts, and repair services contract with Dahl Beck Electric; for a three-year term starting July 1, 2022, through June 30, 2025, for a total contract amount not-to-exceed \$150,000 (\$50,000 per fiscal year).

FUNDING:

For FY 2023 and FY 2024– Funding will be requested in the next fiscal year’s budget request from Fund 100 – Water Enterprise Operations and for the remaining one-year, funding will be requested in subsequent fiscal year budget.

RECOMMENDED ACTION:

Adopt the attached Resolution

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Award Contract for Electric Motor Repair, Parts, and Replacement

WHEREAS, Zone 7 of the Alameda County Flood Control and Water Conservation District is committed to delivering safe, reliable, efficient, and sustainable water and flood protection services; and

WHEREAS, Zone 7 owns a vast assortment of electric motors from a multitude of vendors that require replacement, parts and repair; and

WHEREAS, Electric motor repairs will support Strategic Plan Goal B- Safe Water: Provide customers with safe water and Initiative No. 14 – Evaluate current program to increase ratio of preventative to reactive maintenance; and

WHEREAS, a Request for Quote (RFQ No. B2022-39) was issued to qualified vendors to solicit bidders for as needed Electrical Motors, Parts, and Repair Services, Dahl Beck Electric was found to be the lowest responsible and qualified bidder.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby authorize the General Manager to negotiate, execute, and amend as-needed an electric motors, parts and repair services contract for a three-year term with Dahl Beck Electric starting July 1, 2022 through June 30, 2025, for a total contract amount not-to-exceed \$150,000 (\$50,000 per fiscal year).

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Operations and Maintenance
CONTACT: Colter Andersen

AGENDA DATE: April 20, 2022

SUBJECT: Award Contract for Electrical Power Testing and As-Needed Repair - Testing Services for Del Valle Water Treatment Plant

SUMMARY:

- The proposed action is in support of the Zone 7 Mission Statement to deliver safe, reliable, efficient, and sustainable water and flood protection service, Strategic Plan Goal B; Safe Water: Provide customers with safe water and Strategic Plan No. 14 – evaluate current program to increase ratio of preventative to reactive maintenance.
- The Del Valle Water Treatment Plant's routine power equipment electrical testing and as-needed repairs are essential to its reliable operation. This service includes testing the circuit breakers in all of the electrical panels, inspecting, cleaning, and torquing the switchboards so that the electrical equipment will stay in service through their expected useful life. Staff is currently scheduling the maintenance inspection and work every five years.
- In recent years, the cost of repairs and maintenance of testing the electrical equipment has varied depending on the installation. For example, the Mocho Well's 3 and 4 testing services were completed last year for approximately \$25,000 total.
- In accordance with the Agency Purchasing Policy, the selection of a new vendor was done through a competitive procurement process. A Request for Quote (RFQ No. B2022-36) was issued to qualified vendors to solicit bidders for electrical power testing for the Del Valle Water Treatment Plant and as needed repair/testing services. Electrical Power Systems International, Inc., was found to be the lowest responsible and qualified bidder.
- Staff recommends that the Board authorize the General Manager to negotiate, execute, and amend as-needed an electrical power testing and repair services contract with Electrical Power Systems International Inc; for Del Valle Water Treatment Plant for fiscal year 2022-23, for a total contract amount not-to-exceed \$64,250.

FUNDING:

For FY 2022-23 – Funding will be requested in the next fiscal year’s budget in Fund 100 – Water Enterprise Operations.

RECOMMENDED ACTION:

Adopt the attached Resolution

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Award Contract for Electrical Power Testing and As-Needed Repair - Testing
Services for Del Valle Water Treatment Plant

WHEREAS, Zone 7 of the Alameda County Flood Control and Water Conservation District is committed to delivering safe, reliable, efficient, and sustainable water and flood protection services; and

WHEREAS, Zone 7's electrical power equipment at the Del Valle Water Treatment Plant requires routine testing, maintenance and as-needed repair; and

WHEREAS, Testing, maintenance and repairing electrical power equipment will support Strategic Plan Goal B; Safe Water: Provide customers with safe water and Strategic Plan No. 14 – evaluate current program to increase ratio of preventative to reactive maintenance; and

WHEREAS, in accordance with the Agency Purchasing Policy, a Request for Quote (RFQ No. 2022-36) was issued to qualified vendors to solicit bidders for electrical power testing for Del Valle water treatment plant and as needed repair/testing services, Electrical Power Systems International INC. was found to be the lowest responsible and qualified bidder.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby authorize the General Manager to negotiate, execute and amend as-needed an electrical power testing and repair services contract with Electrical Power Systems International, Inc., for Del Valle Water Treatment Plant for fiscal year 2022-23 for a total contract amount not-to-exceed \$64,250.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Operations and Maintenance
CONTACT: Colter Andersen

AGENDA DATE: April 20, 2022

SUBJECT: Mechanical Analysis Repairs Inc., dba MarTech Contract Amendment

SUMMARY:

- The proposed action is in support of the Zone 7 Mission Statement to deliver safe, reliable, efficient, and sustainable water and flood protection service, Strategic Plan Goal B; Safe Water: Provide customers with safe water and Strategic Plan No. 14 – evaluate current program to increase ratio of preventative to reactive maintenance.
- Pursuant Board Resolution No. 07-2981 authorizing the General Manager to enter into contracts for goods and services for a not-to-exceed amount of \$50,000, the Agency entered into a contract with Mechanical Analysis Repairs Inc., dba MarTech for Del Valle Water Treatment Plant's raw water Booster Pumps No. 1 and No. 2 repair services for a contract amount of \$46,914. The total cost of the repair services under the contract was approximately \$55,914, exceeding the General Manager authority limit.
- The Contractor, MarTech, performed additional tasks within the scope of work, which include; welding work, machine work, bushing replacement, and transportation. This additional work was not anticipated at the time of bidding the project, Booster Pump No. 2, which was found to be in poor condition as the repair services was started.
- Staff recommends that the Board authorize the General Manager to increasing MarTech contract for an additional \$9,000 to cover the additional repair services and increase the contract for a contract amount not-to-exceed \$55,914.

FUNDING:

Funding is available in Fund 100 – Water Enterprise Operations.

RECOMMENDED ACTION:

Adopt the attached Resolution.

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Mechanical Analysis Repairs Inc., dba MarTech Contract Amendment

WHEREAS, Zone 7 of the Alameda County Flood Control and Water Conservation District is committed to delivering safe, reliable, efficient, and sustainable water and flood protection services; and

WHEREAS, Repairing and maintaining the Del Valle Water Treatment Plant's raw water booster pumps is in support of Strategic Plan Goal B; Safe Water: Provide customers with safe water and Strategic Plan No. 14 – evaluate current program to increase ratio of preventative to reactive maintenance; and

WHEREAS, a contract amendment is needed to cover additional tasks performed by MarTech within the scope of work repairing the booster pumps at Del Valle Water Treatment Plant.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby authorize the General Manager to increase the Mechanical Analysis Repair Inc. dba MarTech contract for an additional \$9,000 to cover the additional repair services and increase the contract for a contract amount not-to-exceed \$55,914 under contract no. A21-96-MAR.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Water Supply Engineering
CONTACT: Steven Ellis/Rhett Alzona

AGENDA DATE: April 20, 2022

SUBJECT: Budget Change Request for Emergency Pipeline Repair and Purchase of Replacement Pumps and VFDs at MGDP

SUMMARY:

- The purpose of this budget change request is to pay for emergency pipeline repair and procurement of materials to ensure reliable operation of the Mocho Groundwater Demineralization Plant (MGDP). Emergency repair and procurement of materials are in support of Strategic Plan Initiative No.3 – Continue to effectively implement infrastructure projects in the water system Capital Improvement Program.
- An emergency repair to a leaking pipeline at the MGDP site was performed under an existing On-Call Construction Contract with GradeTech, Inc. The pipeline leak prevented water from Mocho Wells 2 and 3 from flowing through MGDP for both demineralization and chloramination to provide chloramine residual. Under the same On-Call Construction Contract, new MGDP concentrate pumps and variable frequency drives (VFDs) were also procured to replace existing pumps and VFDs to ensure reliable operation of MGDP.
- This budget change request is needed to cover the approximate \$700,000 in costs for emergency pipeline repair work and the procurement of the replacement concentrate pumps and VFDs.

FUNDING:

Following a condition assessment, staff recommends a deferral of at least two years for the Mocho 2 Building and Electrical System Replacement Project. In addition, the MGDP Reverse Osmosis (RO) Membrane Replacement budget will be unused this year as the existing membranes are in good condition. Table 1 details the budget change request by staff which adds \$700,000 for the emergency pipeline repair work and procurement of the concentrate pumps and VFDs and defers the two projects in the FY 2021-22 budget which total \$740,000.

Table 1 – Budget Change Request		
Change Item	FY 2021-22 Budget Addition	FY 2021-22 Budget Deferment
Emergency Pipeline Repair Work and Procurement of Pumps and VFDs	\$700,000	
Mocho 2 Building and Electrical System Replacement Project		\$490,000
M GDP Reverse Osmosis (RO) Membrane Replacement		\$250,000
Total	\$700,000	\$740,000

RECOMMENDATION:

Adopt the attached Resolution.

ATTACHMENT:

Resolution

ZONE 7

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Budget Change Request for Emergency Pipeline Repair and
Purchase of Replacement Pumps and VFDs at MGDP

WHEREAS, a pipeline emergency repair work was performed and replacement pumps and VFDs were ordered to ensure reliable operation of the Mocho Groundwater Demineralization Plant (MGDP); and

WHEREAS, emergency pipeline repair and procurement of materials for MGDP are in support of Strategic Plan Initiative No. 3 – Continue to effectively implement infrastructure projects in the water system Capital Improvement Program; and

WHEREAS, Zone 7 performed the work through an On-Call Construction Contract with GradeTech, Inc., which provides on-call construction services for small construction projects or emergency repairs; and

WHEREAS, funding is needed to cover the approximate \$700,000 in costs for the emergency pipeline repair effort and the procurement of the replacement concentrate pumps and VFDs; and

WHEREAS, staff recommends deferral of the following two projects budgeted in FY 2021-22: 1) Mocho 2 Building and Electrical System Replacement Project (\$490,000), and 2) MGDP Reverse Osmosis Membrane Replacement Project (\$250,000) and recommends a budget change that transfers \$700,000 of these funds to pay for the said emergency pipeline repair work and purchase of the replacement pumps and VFDs.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby approve the budget change to allocate \$700,000 in the FY 2021-22 budget for emergency pipeline repair and procurement of replacement pumps and VFDs for MGD and defer the Mocho 2 Building and Electrical System Replacement Project (\$490,000) and the MGD Reverse Osmosis Membrane Replacement Project (\$250,000).

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of Alameda County Flood Control and Water Conservation District on April 20, 2022.

By _____
President, Board of Directors

ORIGINATING SECTION: Flood Protection Engineering
CONTACT: Jessica Traynor/Jeff Tang

AGENDA DATE: April 20, 2022

SUBJECT: Award of Construction Contract for the Arroyo Mocho Medeiros Reach Floodplain Reconnection Project

SUMMARY:

- In order to provide effective flood protection for the Livermore-Amador Valley (Tri-Valley) area, the Zone 7 Water Agency (Zone 7) implements maintenance and improvements to flood control channels under a Capital Improvement Program (CIP). This effort is in support of Strategic Plan Initiatives No. 9 – Continue to maintain the flood protection system.
- Arroyo Mocho Medeiros Reach, which sits south of College Avenue and in between Holmes Street and Arroyo Road in Livermore, is disconnected from the Oak Grove Nature Reserve (OGNR), a former rock quarry currently used as a recreation area, by the raised Arroyo Bike Trail. The Project consists of lowering a portion of the Arroyo Mocho asphalt bike trail and embankment to reconnect the OGNR to the Arroyo Mocho Floodplain. It will also improve existing dirt trails with aggregate base rock and remove invasive plant species within Medeiros Reach.
- The project provides approximately 22 acre-feet of floodwater detention during storms greater than 10-year return interval, and reduces flood risk at Holmes Street and, to a limited extent, regionally in the Zone 7 Service Area. Additionally, the project improves existing riparian habitat quality by controlling invasive vegetation in the reach and enhances existing dirt trails in the OGNR with aggregate base rock.
- In October 2017, Zone 7 entered into a Grant Agreement with the State of California Natural Resources Agency for up to \$500,000 in grant funding under the California River Parkways Grant Program. Per the Agreement, the project must be completed before December 31, 2023, to be reimbursed for approved costs.
- Per the California Environmental Quality Act (CEQA) guidelines, a Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review from December 17, 2018, through January 22, 2019, according to CEQA standards. On February 20, 2019, the Zone 7 Board, under Resolution 19-19, adopted and certified the Final IS/MND, adopted the associated Mitigation and Monitoring Reporting Plan, and approved the Project's CEQA compliance requirement.

- In accordance with the California Public Contract Code, Zone 7 advertised and solicited bids for the Project from February 21, 2022, to March 24, 2022. On March 24, 2022, four (4) bids were received, opened, and publicly read. The bid prices ranged from \$619,655 to \$748,800.
- Staff has reviewed the bid packages and has determined Galeb Paving, Inc to be the lowest responsive and responsible bidder with a bid price of \$619,655.
- Staff recommends the Board: 1) approve the plans, specifications, appendices, and addenda for the Arroyo Mocho Medeiros Reach Floodplain Reconnection Project, Project No. 282-19 2) award the construction contract to Galeb Paving, Inc for \$619,655; 3) authorize the General Manager to negotiate and execute the contract with Galeb Paving; and 4) authorize the General Manager to execute change orders as and when needed, in a total amount not-to-exceed 61,965 (10% of the construction contract amount).
- The project construction is scheduled to commence in May 2022. The project scope related to non-native and invasive plant removal will continue for one year after completion of the substantial completion of construction. The Project's substantial completion date is anticipated to be October 15, 2022, with a final completion date of October 15, 2023.

FUNDING:

Funding for the Project is budgeted in FY 2021-22 from Fund 200 – Flood Protection Operations (43%) and Fund 210 – Flood Protection Development Impact Fee Fund (57%).

Grant funding, up to \$500,000 in approved project costs, can be reimbursed to Zone 7 from the California River Parkways Grant Program.

RECOMMENDED ACTION:

Adopt the attached Resolution

ATTACHMENT:

Resolution

ZONE 7

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Award of Construction Contract for the Arroyo Mocho Medeiros Reach
Floodplain Reconnection Project

WHEREAS, Zone 7 of the Alameda County Flood Control and Water Conservation District has a project, Arroyo Mocho Medeiros Reach Floodplain Reconnection Project, Project No. 282-19, to lower a portion of the Arroyo Mocho asphalt bike trail and embankment, improving existing dirt trails with aggregate base rock and removing invasive plant species within the Medeiros Reach; and

WHEREAS, the project is in support of Strategic Plan Initiatives No. 9 – Continue to maintain the flood protection system; and

WHEREAS, Zone 7 adopted and certified a Final Initial Study/Mitigated Negative Declaration as per the California Environmental Quality Act (CEQA) guidelines, adopted the associated Mitigation and Monitoring Reporting Plan, and approved the Arroyo Mocho Medeiros Reach Floodplain Reconnection Project on February 20, 2019; and

WHEREAS, the project plans, specifications, appendix, and addenda were developed and advertised for bids in accordance with the California Public Contract Code; and

WHEREAS, four (4) bids were received and publicly read by the Zone 7 General Manager's authorized representatives at the Zone 7 Administration Office, 100 North Canyons Parkway, Livermore, on March 24, 2022, at 2:00 pm; and

WHEREAS, the lowest responsive and responsible bid received for Project No. 282-19 is the bid by Galeb Paving, Inc. with a bid amount of \$619,655.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby approve the plans, specifications, appendices, and addenda for the Arroyo Mocho Medeiros Reach Floodplain Reconnection Project, Project No. 282-19; and

BE IT FURTHER RESOLVED that the bid of the lowest responsive and responsible bidder, Galeb Paving, Inc. be accepted, and that the contract for the project be awarded to Galeb Paving, Inc. in an amount not-to-exceed \$619,655; and

BE IT FURTHER RESOLVED that the General Manager is hereby authorized to negotiate and execute a contract for the project with Galeb Paving, Inc. in an amount not-to-exceed \$619,655; and

BE IT FURTHER RESOLVED that the General Manager is hereby authorized to negotiate and execute change orders as and when needed in an amount not-to-exceed \$61,965 (10% as contingency) for the project.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Integrated Planning
CONTACT: Sal Segura/Amparo Flores

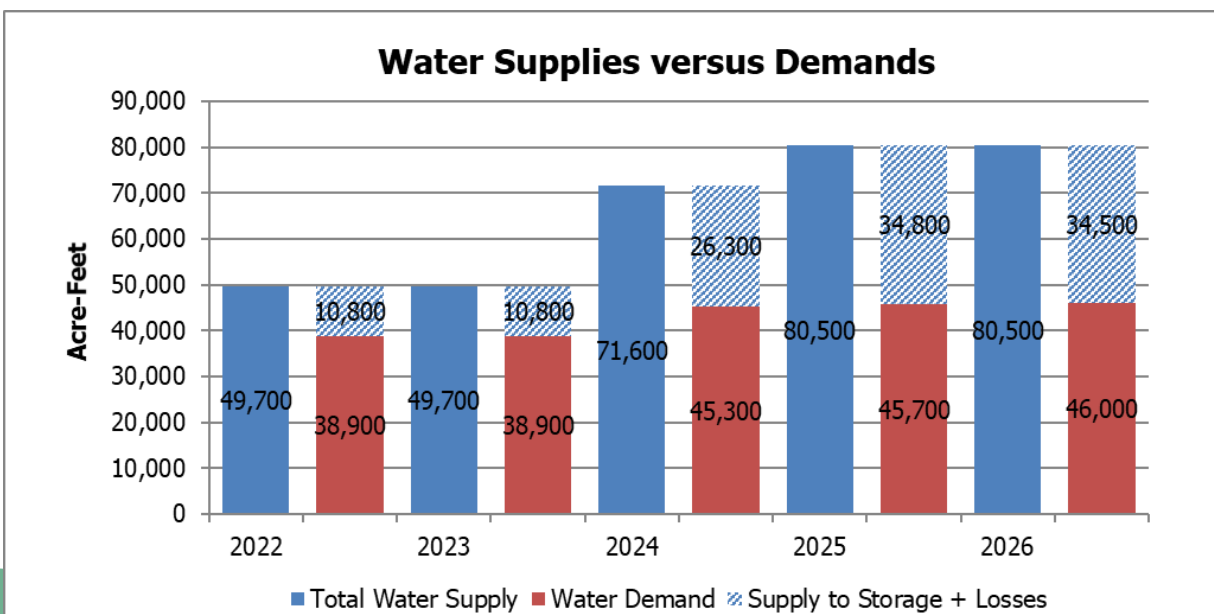
AGENDA DATE: April 20, 2022

SUBJECT: 2022 Annual Sustainability Report

SUMMARY:

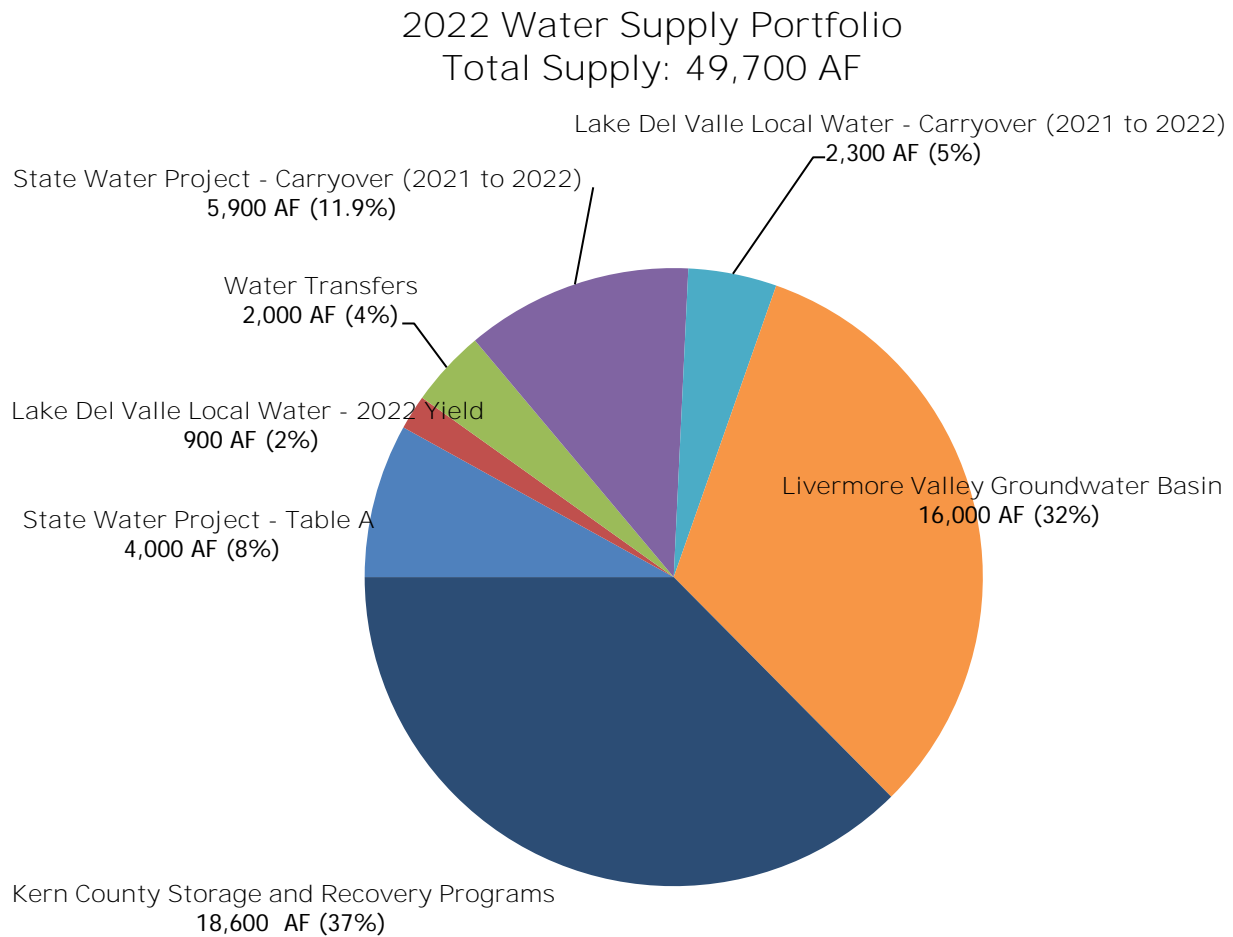
- Zone 7 Water Agency’s mission is to “Deliver safe, reliable, efficient, and sustainable water and flood protection services.” The Annual Sustainability Report assesses Zone 7’s ability to provide such sustainable water services over the next five years and reflects the results of Strategic Initiative #1 - Establish a diversified water supply plan and #2 - Evaluate and develop appropriate new water supply and reliability opportunities.
- The preparation of the Annual Sustainability Report is required by Zone 7’s Water Supply Reliability Policy, which requires an annual review of sustainable water supplies and demonstration of Zone 7’s ability to meet *delivery requests* over the next five years. Given the state of drought emergency, this Annual Sustainability Report adjusted retailer demands to reflect the current mandated conservation level of 15% (relative to 2020) for 2022 and 2023. Retailer demands were then assumed to progressively increase to delivery requests by 2026, assuming a return to average hydrologic conditions in 2025 and 2026.
- As shown on Figure 1 below, a comparison of projected water supply and demand indicates that, based on supply availability, Zone 7 can deliver 100% of projected demands over the next five years, assuming 15% conservation in 2022 and 2023, with a ramp up to projected delivery requests by 2026 (assuming average conditions in 2025 and 2026).

Figure 1: Water Supplies versus Demands Based on Delivery Requests



- With local and Northern Sierra hydrologic conditions resulting in low SWP Table A allocation and low amount of Lake Del Valle local water, significant use of groundwater and surface water from storage will be needed to meet 2022 demands. Locally stored groundwater will be used to meet peak demands, accommodate the surface water treatment plant shutdowns, and moderate supply blend to improve system reliability. Zone 7 also expects to supplement water supplies by recovering water from the Kern County Storage and Recovery Programs and via water transfers, if available (e.g., Yuba Accord and other transfers). Figure 2 shows the expected relative contributions of water supplies in 2022.

Figure 2: Expected 2022 Water Supply Portfolio to Meet Demands



- In June 2022, staff plan to provide an updated Operations Plan to the Water Resources Committee; this plan will reflect the latest actual supply and demand conditions and Zone 7's most feasible operational scenario for the remainder of 2022.
- Zone 7 staff will continue to monitor both state and local conditions and will adjust operations and projections accordingly.
- While this Annual Sustainability Report indicates that Zone 7 is able to meet demands assuming 15% mandatory conservation consistent with the 2021 Zone 7 Board Resolution 21-67, the Board may wish to consider additional conservation if drought conditions worsen in 2022 (with a corresponding decrease in the SWP Table A allocation from 5% to 0%) and conditions persist in 2023.

FUNDING:

Funding for annual water supplies comes from Fund 100 – Water Enterprise Operations. Staff estimates significantly higher water supply expenditures in Calendar Year 2022 due to the need to supplement SWP and Lake Del Valle Local Water Arroyo Valle supplies with water transfers and withdrawal from the Kern County groundwater banks. These higher water supply expenditures will largely impact Fiscal Year (FY) 2022-23. The need for any additional funding will be addressed in the Mid-Cycle Budget Adjustment for FY 2022-23, to be presented to the Board in June 2022.

RECOMMENDED ACTION:

Information only

ATTACHMENT:

Annual Sustainability Report 2022



ANNUAL SUSTAINABILITY REPORT 2022

BACKGROUND

As a part of meeting Zone 7 Water Agency's (Zone 7) mission to "Deliver safe, reliable, efficient, and sustainable water and flood protection services," Zone 7 assesses sustainable water services over a five-year period in order to further Strategic Initiatives #1 - Establish a diversified water supply plan and #2 - Evaluate and develop appropriate new water supply and reliability opportunities. On October 17, 2012, Zone 7 adopted the Water Supply Reliability Policy (Resolution 13-4230, see Attachment A), which requires an annual review of sustainable water supplies (Annual Review). This memorandum presents the Annual Review (also called Annual Sustainability Report) and covers the following topics:

- Key hydrologic and water supply conditions
- Projected water demands for the next five years
- Projected water supplies for the next five years
- Comparison of supplies and demands for the next five years
- Programs necessary to continue meeting water demands going forward

SUMMARY OF FINDINGS

In late May 2021, Zone 7 and the retailers began requesting 10% voluntary conservation relative to 2020 treated water demands due to the critically dry conditions in 2021. Subsequently, Zone 7 and the retailers requested 15% voluntary conservation in line with the Governor's statewide request in July 2021 based on statewide dry conditions. On September 1, 2021, the Zone 7 Board declared a state of drought emergency at Stage 2 of Zone 7's Water Shortage Contingency Plan and called for 15% mandatory conservation for treated water customers (relative to 2020 demands) in preparation for a potential third dry year in 2022 (Resolution No. 21-67). The retailers rolled out their own declarations in the following months to comply with this conservation request over the following months. Despite the good start to the water year with storms in October and December 2021, the rest of the wet season has been very dry, with January and February 2022 breaking the record for the driest on record. The rapidly changing hydrology resulted in Table A allocations starting at 5%, increasing to 15%, then dropping to its current level of 5%. Recognizing the worsening hydrology, Governor Newsom issued Executive Order N-7-22 on March 28, 2022, calling for additional conservation statewide and other drought-response actions, including making mandatory the activation of Stage 2 actions. The 15% conservation level has been applied to treated water customer demands in this Annual Sustainability Report.

Under these drought conditions, for calendar year 2022, Zone 7's planned incoming supplies consist of the following:

- 4,000 acre-feet (AF) based on a 5% State Water Project (SWP) Table A allocation,
- 900 AF of Lake Del Valle local water captured in 2022 to-date, and
- an estimated 2,000 AF of water transfers through Yuba Accord and other water transfer options.

Given the dry conditions and low incoming supplies, Zone 7 is also planning to draw from storage as follows:

- 5,900 AF of SWP carryover from 2021 at the beginning of January 2022,
- 2,300 AF of Lake Del Valle local water captured in 2021,
- 18,600 AF of recovered groundwater from the Kern County Storage and Recovery Programs, and
- 16,000 AF from the Livermore Valley Groundwater Basin.

Planned incoming water supplies, combined with withdrawal from various stored supplies, result in a total of 49,700 AF that could be used to meet customer demands of 38,900 AF; note that this is based on retailer and direct customer demand projections (with 15% conservation based on 2020 treated water deliveries) and untreated water demands. A portion of the remaining water will be unavailable as operational losses (evaporation and system loss; 800 AF). As part of the water management strategy, the rest of the supplies (10,000 AF) will be redeposited into San Luis Reservoir for use in 2023 as SWP Carryover.

A comparison of projected water supply and demand indicates that Zone 7 can deliver projected demands that incorporate the 15% treated water conservation, even if conditions remain critically dry in 2023 and 2024 is below average. Zone 7 also expects to meet demands over 2025-2026, assuming average hydrologic conditions in that time period. Note that given the historic prolonged dry conditions that California is experiencing, a more conservative five-year outlook has been presented in this Annual Sustainability Report with a ramp-up to average conditions this year and over the next two years (2023-2024).

As described in the 2019 Water Supply Evaluation Update, Zone 7 has been participating in several potential future water supply and storage options to bolster long-term water supply reliability. A number of planned capital projects (new wells, the Chain of Lakes Pipeline, Chain of Lakes diversion structures, and reliability intertie) and the completed Chain of Lakes will help bolster the reliability of Zone 7's water supply system over the coming years. Furthermore, these projects will optimize the long-term yield of Lake Del Valle local water, a key source of incoming supplies, and the use of the groundwater basin for storage and withdrawal.

Zone 7 will continue to monitor local and statewide hydrologic conditions, adjust operations as necessary to optimize use of available resources, remain prepared for another single or multi-year drought, and continue to coordinate regularly with the local water supply retailers, untreated water customers, and the Department of Water Resources (DWR) – the agency responsible for operating the SWP.

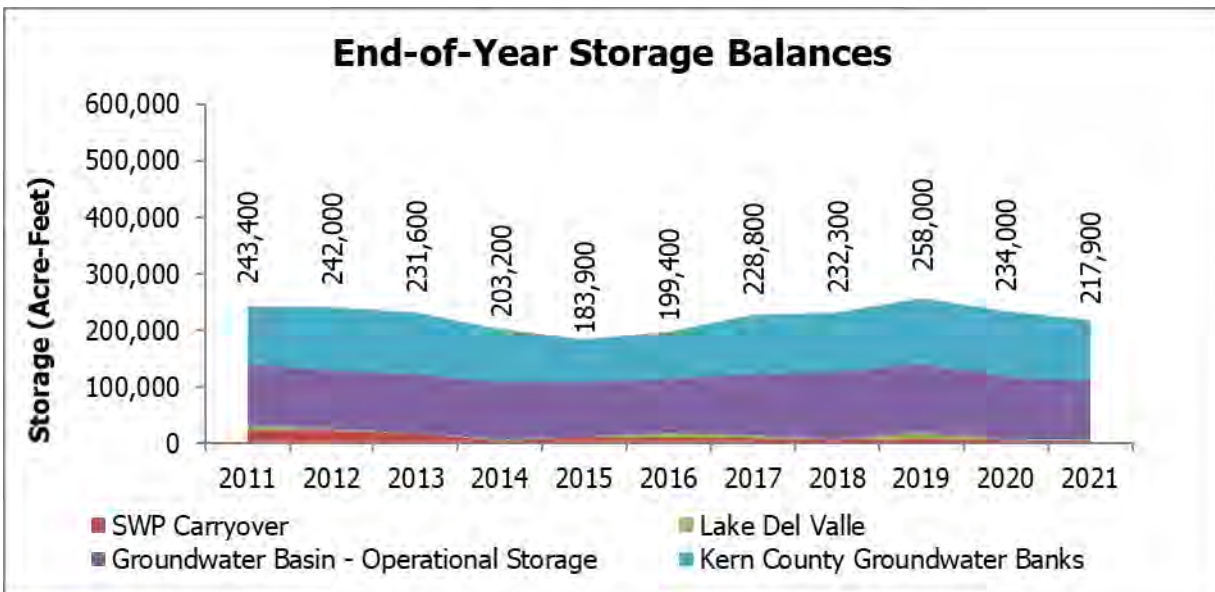
While this Annual Sustainability Report indicates that Zone 7 is able to meet demands assuming 15% mandatory conservation consistent with the 2021 Zone 7 Board Resolution 21-67, the Board may wish to consider additional conservation if the SWP Table A allocation decreases further from 5%.

KEY HYDROLOGIC AND WATER SUPPLY CONDITIONS

Initial Storage Conditions (January 1, 2022)

Zone 7 started 2022 with a SWP carryover of 5,900 AF, 2,300 of Lake Del Valle local water carryover, Livermore Valley Groundwater Basin operational storage of 104,000 AF (including additional emergency storage of 128,000 AF, this equates to 91% of total capacity of the Main Basin), and 105,700 AF of water stored in the Kern County Storage and Recovery Programs (Semitropic Water Storage District [Semitropic] and Cawelo Water District [Cawelo]). At the beginning of 2022, Zone 7’s storage portfolio had about 218,000 AF, as shown on Figure 3 below. This does not include the 128,000 AF of emergency storage in the local groundwater basin.

Figure 3: Historical Water Supply Storage Conditions



Reservoir Conditions

Storage in Oroville Reservoir, as of April 1, was at 1.7 million acre-feet (MAF) or 48% of capacity. Oroville Reservoir collects runoff from the Feather River watershed in northern California, the main source of supply for the SWP. San Luis Reservoir, the main reservoir for the SWP south of the Delta, was at 0.9 MAF or 45% of capacity.

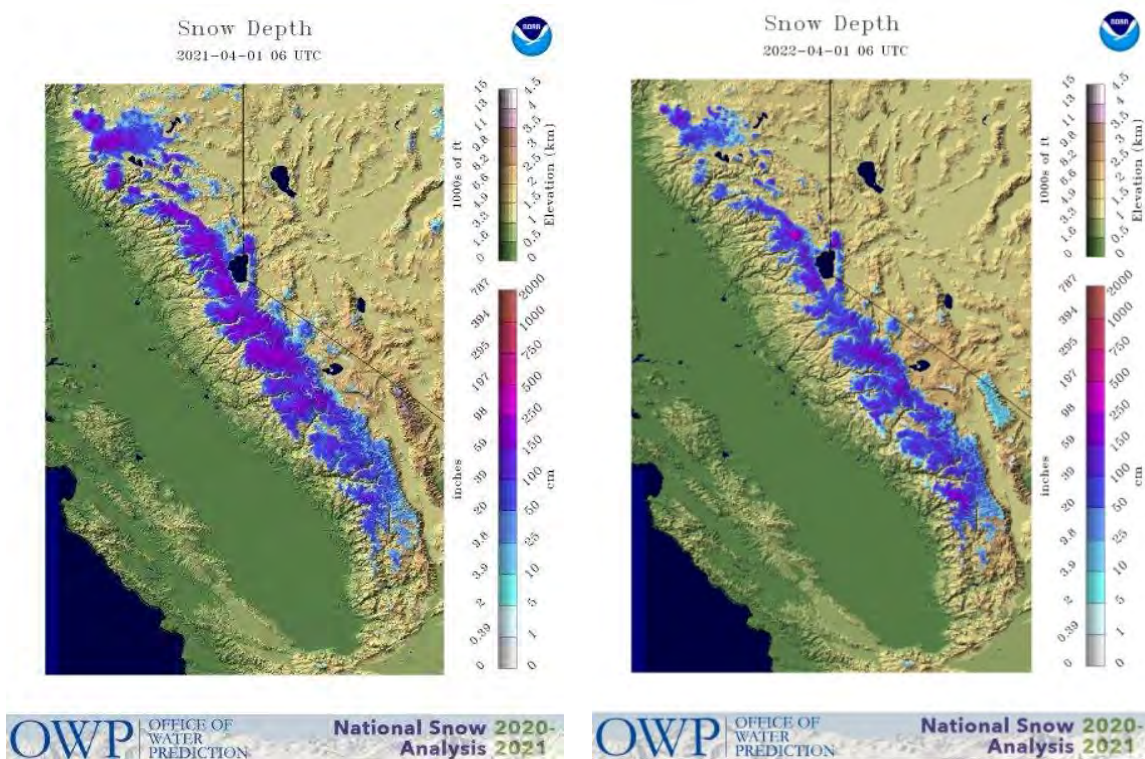
Zone 7’s SWP carryover is stored in San Luis Reservoir; the reservoir is not expected to spill this year, which means Zone 7’s full SWP carryover amount will be available for use.

Sierra Snowpack and Precipitation (April 1, 2022)

The statewide Sierra snowpack on April 1, 2022, was estimated at about 38% of average (see Attachment B), compared to 59% at the same time last year. April 1 is normally when the snowpack level peaks before the spring melt begins. The snowpack level in northern California, the main source of supply for the SWP during the spring and summer, is currently 28% of the April 1 average. Figure 4 presents a comparison of snow depths in the Sierras in April 2021 versus those for April 2022. In 2022, the predominant snow depth is 100-150 cm (~5 ft) versus the predominant depth in 2021 of 250 cm (~8 ft).

Northern Sierra precipitation, which is a strong constituent in SWP allocation, was 33.2 inches as of April 1, 2022, or 75% of average (Attachment B).

Figure 4: Statewide Snowpack in the Sierra Nevada: 2021 versus 2022

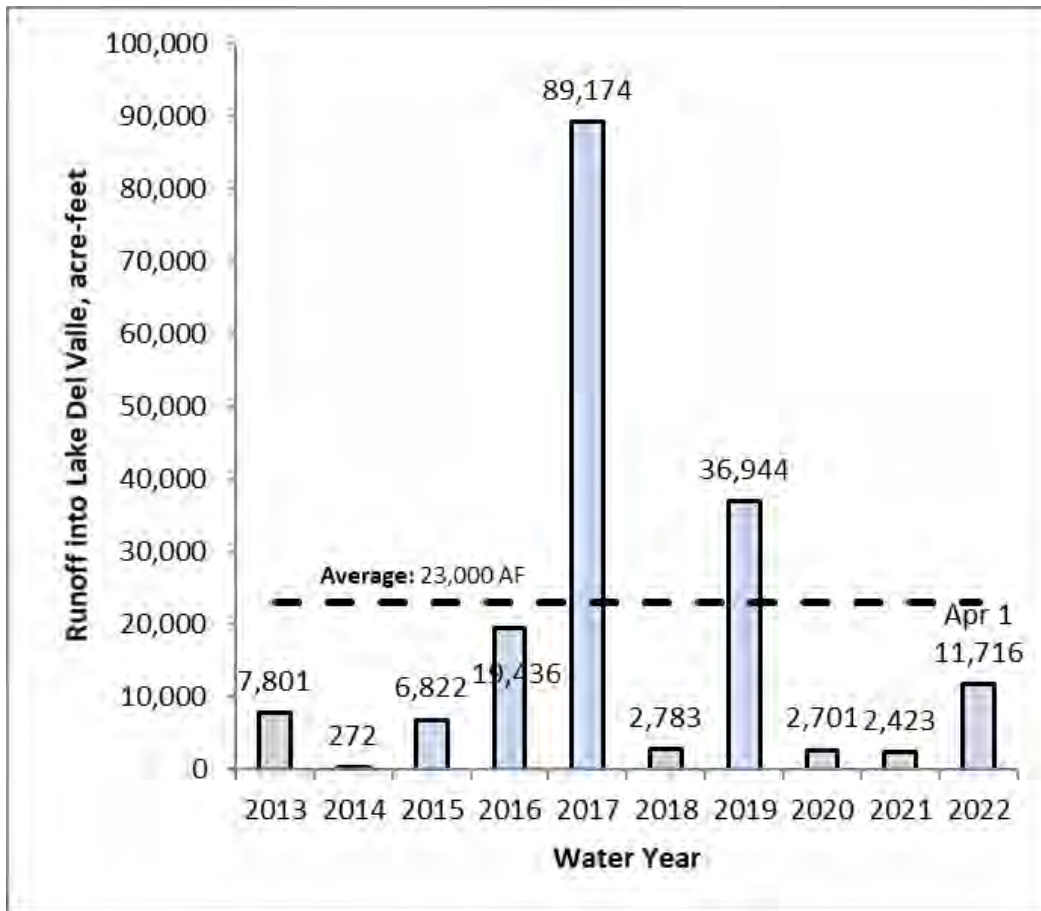


(Source: National Weather Service Remote Sensing Center, www.noahrs.noaa.gov/nsa)

Local Runoff and Precipitation in 2022

The Tri-Valley area has experienced significantly more runoff this year compared to the same time last year. Figure 5 shows that as of April 1, 2022, runoff into Lake Del Valle is 51% of average (11,720 AF compared to 23,000 AF). Locally captured available water is split with Alameda County Water District and stored in the lake for future use in accordance with Zone 7's water rights permit. Based on DWR's reports, Zone 7 has no local water in Lake Del Valle as of April 1, 2022; Zone 7 has already used its 2,300 AF of local water available this year. Local precipitation is at 90% of average year-to-date at Livermore Airport Station for April 1, 2022 (Attachment B).

Figure 5: Runoff into Lake Del Valle
(USGS Stream Gauge Arroyo Valle Below Lang Canyon)

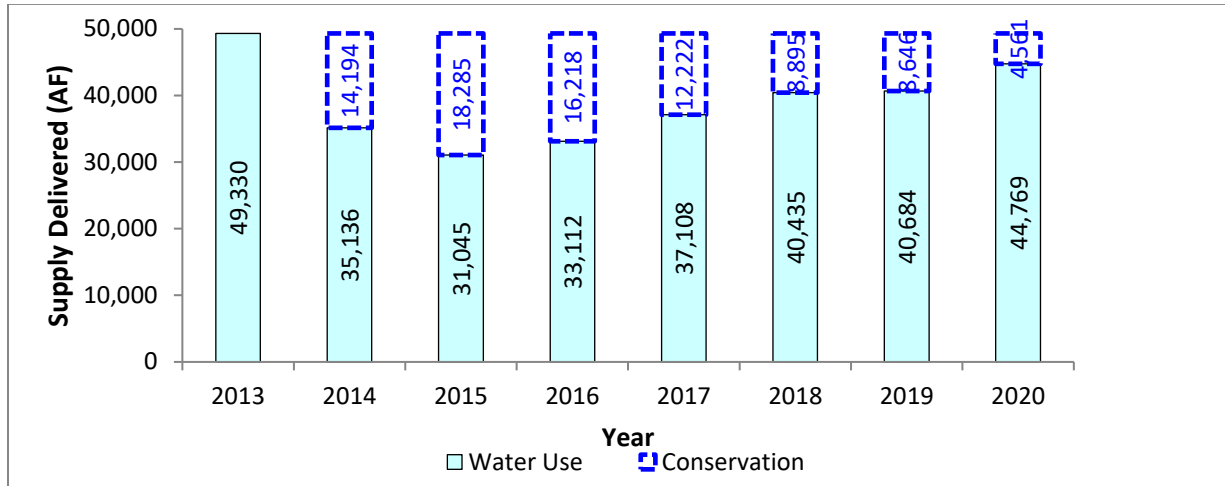


Conservation in the Tri-Valley

Following the 2014 drought Tri-Valley water users reduced the required water supply delivery from Zone 7 relative to 2013 water demand by 29% in 2014, 37% in 2015, 33% in 2016, 25% in 2017, 18% in 2018, 18% in 2019 and 9% in 2020; this represents a cumulative water supply savings of 83,000 AF over that time period. Figure 6A compares years 2014-2020 to 2013. The Zone 7 Board lifted the local drought emergency in June 2017 but set a voluntary 10% conservation target to support ongoing statewide water conservation efforts. The community response to earlier calls for conservation continued through 2020.

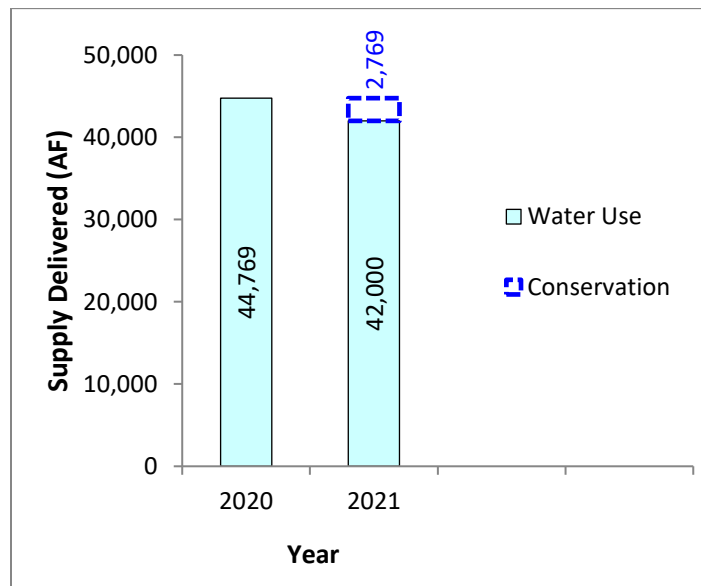
As noted earlier, renewed calls for conservation began in late May 2021, with Zone 7 and the retailers requesting 10% voluntary conservation relative to 2020 treated water demands; this was increased to 15% voluntary conservation in July 2021. Finally, on September 1, 2021, the Zone 7 Board called for 15% mandatory conservation for treated water customers in preparation for a potential third dry year in 2022 (Resolution No. 21-67). This requirement remains as of April 2022 and is reflected in the demand projections.

Figure 6A: Conservation in the Tri-Valley (2013 Baseline)



Recognizing a new period of drought, 2020 has now been set as the new baseline per Governor Newsom for tracking conservation. Figure 6B shows 2021 water use and conservation relative to 2020. About 2,800 AF was conserved by the Tri-Valley treated and untreated water customers (6% relative to 2020). Water supply conservation preserves limited supplies and supports Zone 7's ability to meet retailer demands in current and subsequent years.

Figure 6B: Conservation in the Tri-Valley (2020 Baseline)



2022 SWP Table A Allocation: 5% as of April 1, 2022

Zone 7 has a contract with DWR for up to 80,619 AF of SWP Table A water in any given year; the percent of this amount Zone 7 will actually receive is called the "Table A" allocation. The 2022 SWP Table A allocation is 5% as of April 1, 2022, reflecting critically dry hydrologic conditions in the North Sierra and across the state. This is equivalent to 4,000 AF for Zone 7. The Table A allocation is expected to be finalized in May.

ANNUAL SUSTAINABILITY REPORT ASSUMPTIONS

In a normal year, the Annual Sustainability Report uses the retailers' delivery requests in the analysis. Given the state of drought emergency and the Zone 7 Board's call for 15% mandatory conservation relative to 2020 under Stage 2 of Zone 7's Water Shortage Contingency Plan, this report reflects retailer demands corresponding to this level of conservation.

To illustrate Zone 7's ability to meet treated and untreated water demands, the analysis conservatively assumes critically dry¹ conditions (equivalent to 1977 conditions²) in 2022, followed by critically dry conditions in 2023, continuing critically dry conditions in 2024 and average conditions in 2025-2026. While previous Annual Sustainability Reports assumed a return to average conditions in the third year (2024), this revised trend is reflective of the historic nature of the current drought and its anticipated long-range effects. For this Annual Sustainability Report, projected average conditions are consistent with the 59% average Table A allocation or 47,600 AF in DWR's 2019 Delivery Capability Report². Lake Del Valle local water supply is expected to yield an average 5,500 AF per year to reflect climate change conditions and recent actual conditions, as described in the 2019 Water Supply Evaluation Update³. Each year, Zone 7 typically strives to carry over to the following year 10,000 AF in SWP facilities ("SWP Carryover"). Any water captured locally in Lake Del Valle is also typically carried over into the following year, when possible. Reserving water for future years is good water management given the uncertainty and variability of hydrologic conditions from year to year.

PROJECTED WATER DEMANDS: NEXT FIVE YEARS

Each year, Zone 7 receives Municipal and Industrial (M&I) treated water delivery requests from the retailers for the next five years (Table 1 and Figure 7), which are normally used in the Annual Sustainability Report. Zone 7 estimates demands for direct customers and untreated water customers based on recent trends. Note that while the Annual Sustainability Report typically uses retailer treated water delivery requests in the analysis, as noted above, retailer demands have been adjusted to reflect the current mandated conservation level of 15% relative to 2020 deliveries for 2022 and 2023. Retailer demands were then assumed to progressively increase to delivery requests by 2026. Figure 8 shows untreated water demand projections used in the analysis.

¹ Designations of hydrologic conditions are based on the Sacramento Valley Water Year Index:

<https://cdec.water.ca.gov/reportapp/javareports?name=WSIHIST>

² The 2019 Delivery Capability Report projections were used for the average SWP Table A estimate and for equivalent hydrologic conditions: <https://data.cnra.ca.gov/dataset/state-water-project-delivery-capability-report-dcr-2019/resource/119da5c5-1c47-4142-8896-334628ca61cd>. The 2021 Delivery Capability Report had not been finalized as of March 31, 2022.

³ The 2019 Water Supply Evaluation Update is accessible here:

<https://www.dropbox.com/s/fzhdf60lhcvnmyc/2019%20WSE%20Update.pdf?dl=0>

As shown in Table 1, in addition to customer deliveries, demands also include system losses and water planned to be placed in storage for future use.

Table 1: Actual and Projected Five-Year Demands (Customer Deliveries), Water Planned for Storage, and System Losses

<i>DEMANDS/PLANNED FOR STORAGE^a</i> Acre-Feet	ACTUAL	PROJECTIONS				
	2021	2022	2023	2024	2025	2026
<i>Hydrologic Year Equivalent</i>	<i>2015</i>	<i>2015</i>	<i>1988</i>	<i>1994</i>	<i>Average</i>	<i>Average</i>
<i>Table A Allocation</i>	<i>5%</i>	<i>5%</i>	<i>10%</i>	<i>30%</i>	<i>59%</i>	<i>59%</i>
<i>Customer Deliveries</i>						
Treated Water Demand ^b	35,800	32,900	32,900	39,300	39,700	40,000
Untreated Water Demand ^c	6,000	6,000	6,000	6,000	6,000	6,000
<i>To Storage</i>						
State Water Project - Carryover (Current to Following Year)	5,900	10,000	10,000	10,000	10,000	10,000
Lake Del Valle Local Water - Carryover	2,300	0	0	4,000	5,500	5,500
Livermore Valley Groundwater Basin Groundwater Recharge	200	0	0	11,400	12,300	12,300
Semitropic Storage	0	0	0	0	2,700	2,500
Cawelo Storage	0	0	0	0	3,000	2,900
<i>System Losses</i>						
Groundwater Production (Disposal to brine)	0	0	0	0	400	400
Water Transfers/Exchanges - Delta Carriage Water	400	300	300	0	0	0
Treated Water System Losses	200	300	300	400	400	400
Lake Del Valle Evaporation Losses	0	200	200	500	500	500
Total	50,800	49,700	49,700	71,600	80,500	80,500

Notes:

- (a) Projected demands were rounded to the nearest 100 acre-feet.
- (b) Treated Water Demand = M&I = Municipal and Industrial. Demands include retailer demands (including groundwater pumping quota (GPQ) for Dublin San Ramon Services District) and direct retail. Incorporates 15% conservation relative to 2020 retailer deliveries.
- (c) Zone 7's untreated water demand is used primarily for agricultural and golf course irrigation; projections are based on recent past usage.

Figure 7: Historical and Projected Five-Year Treated Water Demands Based on Delivery Requests

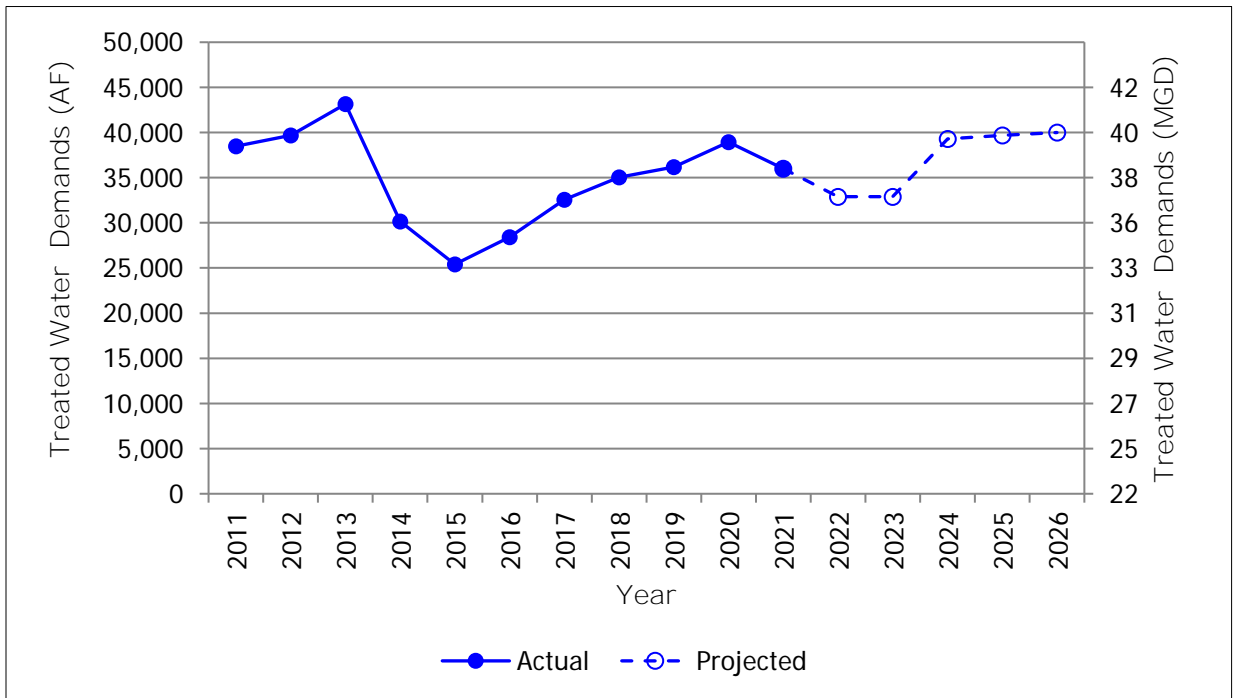
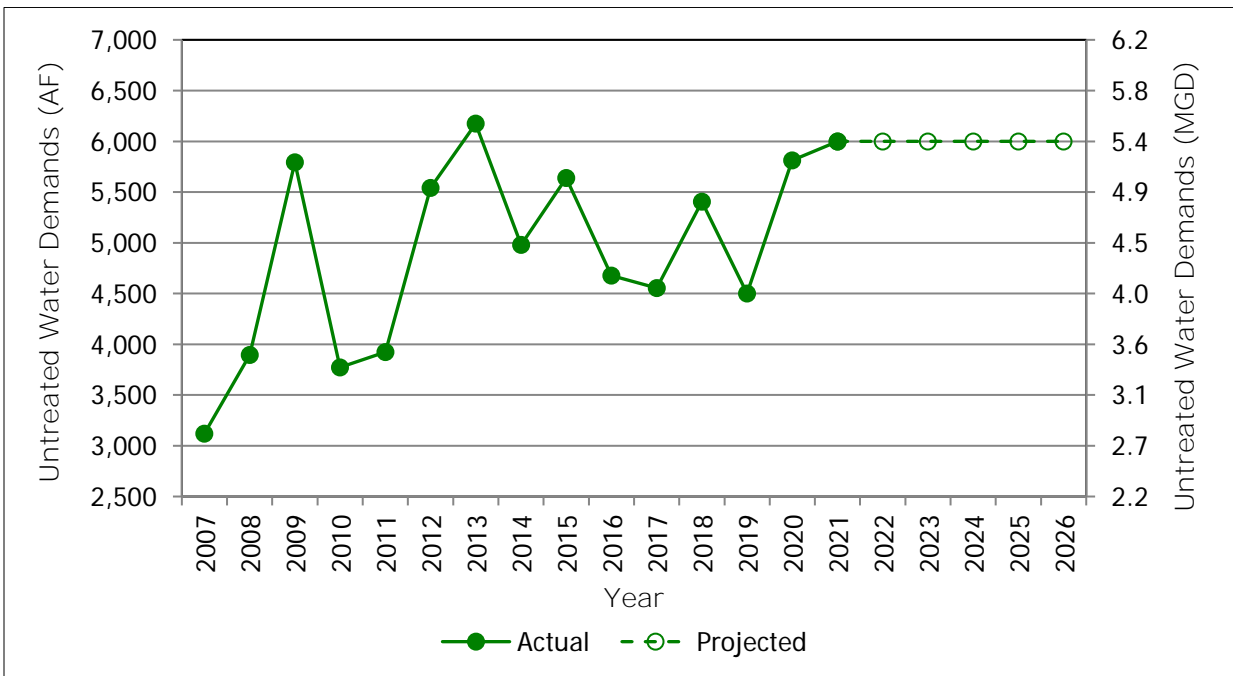


Figure 8: Historical and Projected Untreated Water Demands



The State of California has been rolling out regulations to achieve the goals of the Long-Term Conservation Framework, which was developed in response to Governor Jerry Brown’s 2016 Executive Order (B-37-16). For example, indoor residential water use is required to decrease to an average 55 gallons per capita per day (gpcd) by 2024; by 2030, this will decrease to at

least 50 gpcd. Future demands will therefore reflect a combination of water conservation (i.e., reduced gpcd) and population growth in the Tri-Valley. Zone 7 will continue to coordinate closely with the retailers to verify demands and track the effects of conservation. The 2020 Tri-Valley Municipal and Industrial Water Demand Study has been completed to improve long-term demand estimates⁴.

PROJECTED WATER SUPPLIES: NEXT FIVE YEARS

Incoming Supplies

Each year Zone 7 receives water from its contract with DWR for imported SWP Table A water⁵ and its local water right permit on Arroyo Valle (Lake Del Valle Local Water). For 2022, Zone 7 is also planning to acquire about 2,000 AF of water transfers to supplement these supplies, *subject to availability*. Approximately 1,000 AF is expected to be available from Yuba Accord. For the remaining 1,000 AF, Zone 7 is pursuing a water transfer agreement with another SWP contractor and has signed up for the Dry Year Transfer program. To preserve water in storage for dry or critically dry years, purchase of transfer water in subsequent years is also recommended to replenish water withdrawn from storage.

Table 2 presents the expected yields in 2022 and estimates for 2022 assuming 2015-type critically dry hydrologic conditions, followed by continuing critically dry conditions in 2023 and 2024 and ramping up to average conditions in 2025 and 2026. Each year in the table below is paired with a comparable historical hydrologic year in anticipation of receiving a similar yield (e.g., Table A allocation) based on the latest projections from the 2019 Delivery Capability Report². Figure 9 shows the incoming supplies for 2022 totaling 6,900 AF.

Water from Storage

Zone 7 currently stores surplus water in various storage facilities, including the local Livermore Valley Groundwater Basin, Lake Del Valle and Kern County Storage and Recovery Programs (Semitropic and Cawelo) to help meet water demands as needed during dry years. Water is withdrawn from storage when needed to supplement that year's incoming supply to meet demands. Water may also be shifted from one type of storage to another as part of water management; in 2022, for example, water is withdrawn from storage then a portion is subsequently redeposited into storage in other locations as required by operational needs. Figure 10 shows that Zone 7 plans to access 42,800 AF of its storage supplies in 2022. Table 2 shows Zone 7 is planning to recover banked water from Kern County in 2023 and 2024 based on assumed hydrologic conditions.

⁴ 2020 Tri-Valley Municipal and Industrial Water Demand Study:

https://www.zone7water.com/sites/main/files/file-attachments/2020_tri-valley_demand_study.pdf?1627595774

⁵ This includes Table A or SWP carryover from the previous year; the latter is discussed in the next section.

Table 2: Projected Supply Sources: Incoming Supplies and Water from Storage

SUPPLY SOURCES ^a Acre-Feet	ACTUAL	PROJECTIONS				
	2021	2022	2023	2024	2025	2026
<i>Hydrologic Year Equivalent</i>	<i>2015</i>	<i>2015</i>	<i>1988</i>	<i>1994</i>	<i>Average</i>	<i>Average</i>
<i>Table A Allocation</i>	<i>5%</i>	<i>5%</i>	<i>10%</i>	<i>30%</i>	<i>59%</i>	<i>59%</i>
<i>Incoming Supplies</i>						
State Water Project (SWP) - Table A ^b	4,000	4,000	8,100	24,200	47,600	47,600
Lake Del Valle Local Water - Current Year Capture ^c	3,200	900	2,000	4,000	5,500	5,500
Yuba Accord/Dry Year Transfer Program ^d	1,600	1,000	1,000	0	0	0
SWP/Other Water Transfer	8,100	1,000	2,000	5,000	5,000	5,000
<i>From Storage</i>						
State Water Project - Carryover (Previous to Current Year)	8,900	5,900	10,000	10,000	10,000	10,000
Lake Del Valle Local Water - Carryover	0	2,300	0	0	4,000	5,500
Livermore Valley Groundwater Basin	14,600	16,000	10,000	12,000	8,000	6,500
Groundwater Brine Disposal	0	0	0	0	400	400
Semitropic Banked Water (Pumpback/Exchange)	10,400	9,500	9,100	10,500	0	0
Cawelo Banked Water	0	9,100	7,500	5,900	0	0
Total	50,800	49,700	49,700	71,600	80,500	80,500

Notes:

- (a) See Zone 7's 2019 Water Supply Evaluation Update for more details about Zone 7 supplies: <https://www.dropbox.com/s/fzhdf6olhcvnmyc/2019%20WSE%20Update.pdf?dl=0>.
- (b) 2022 yield is based on 5% (current 2022 allocation) of 4,000 AF. Average yield is 59% of Zone 7's Table A amount (80,619 AF) per DWR's 2019 Delivery Capability Report for Existing Conditions. Both 1988 and 1994 were considered critically dry years with projected Table A allocations of about 10% and 30%, respectively, in the 2019 Delivery Capability Report.
- (c) Zone 7 has captured and used 700 AF in 2022 to-date. Additional capture could occur by the end of December 2022; however, to be conservative, no additional yield is assumed for 2022. An average annual yield of 5,500 AFY is assumed in line with the 2019 Water Supply Evaluation Update.
- (d) Zone 7 is planning to obtain water transfers over the next five years, subject to availability. To obtain a net yield of 700 AF of Yuba Accord or Dry Year Transfer Program water in 2022, Zone 7 has to purchase about 1,000 AF to cover conveyance losses in the Delta ("Delta Carriage Water"). SWP Water Transfer does not incur such loss.

Figure 9: Incoming Water Supplies in 2022

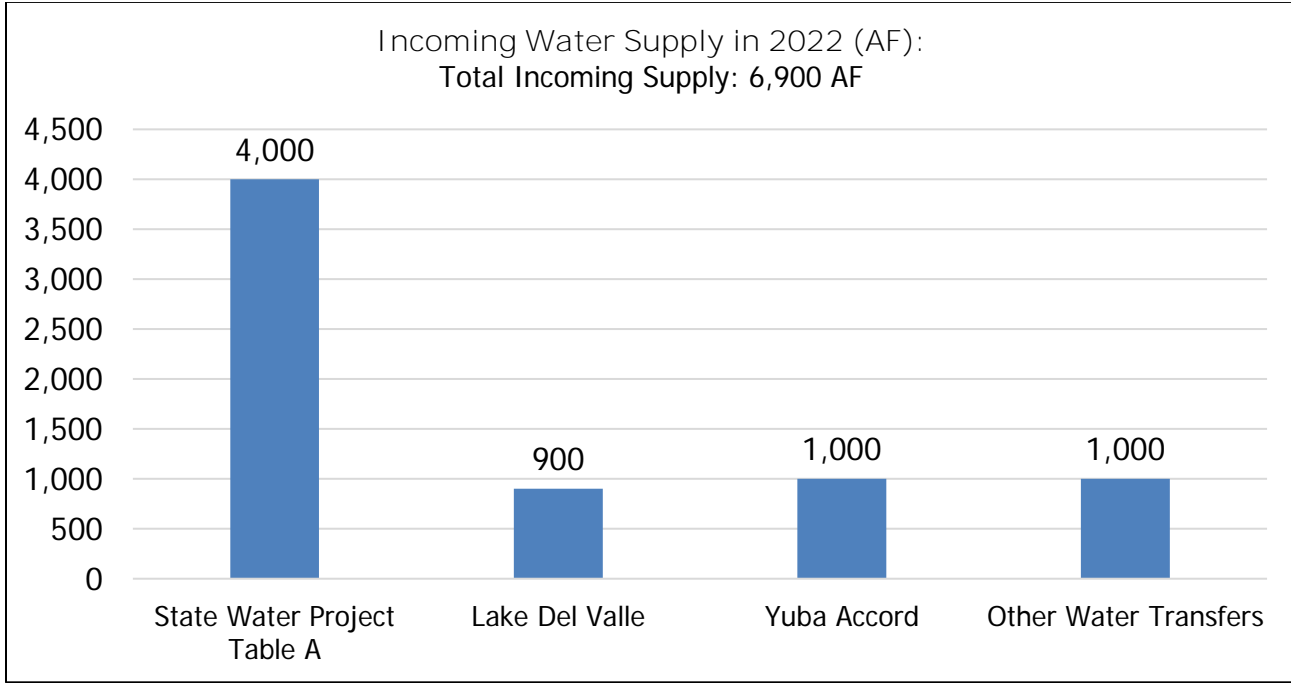


Figure 10: Water Supply Withdrawals from Storage in 2022 to Meet Delivery Requests

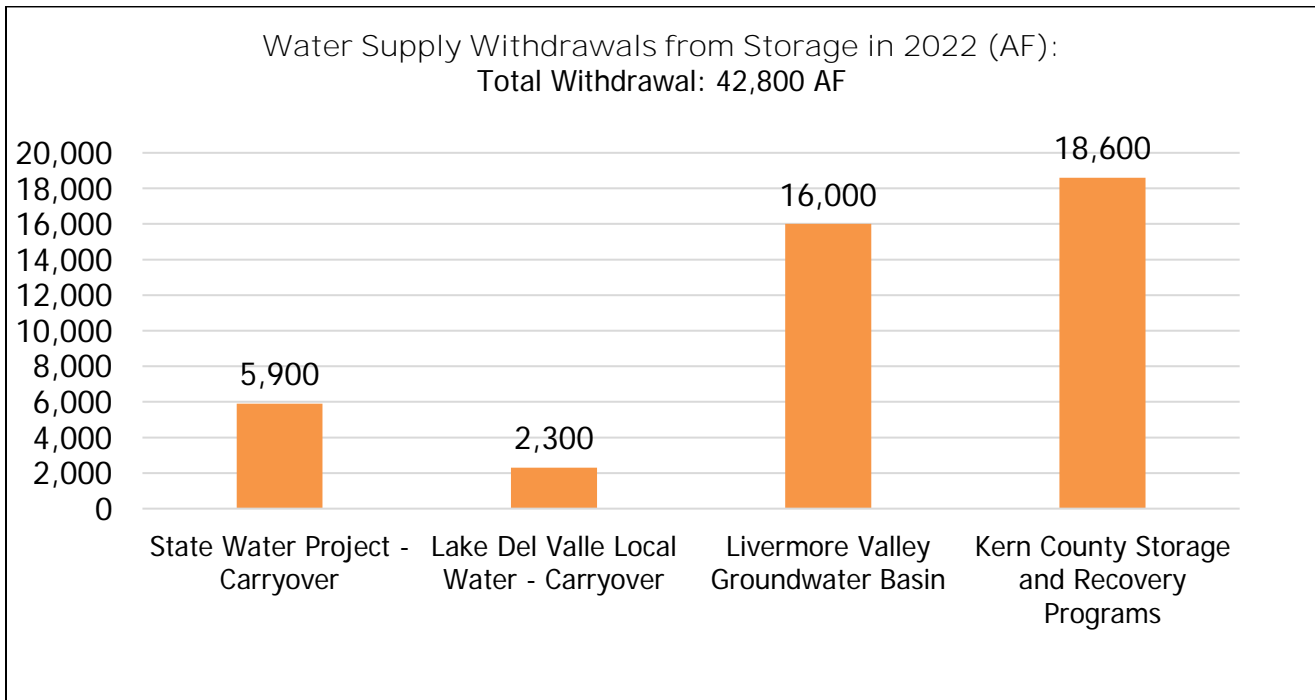
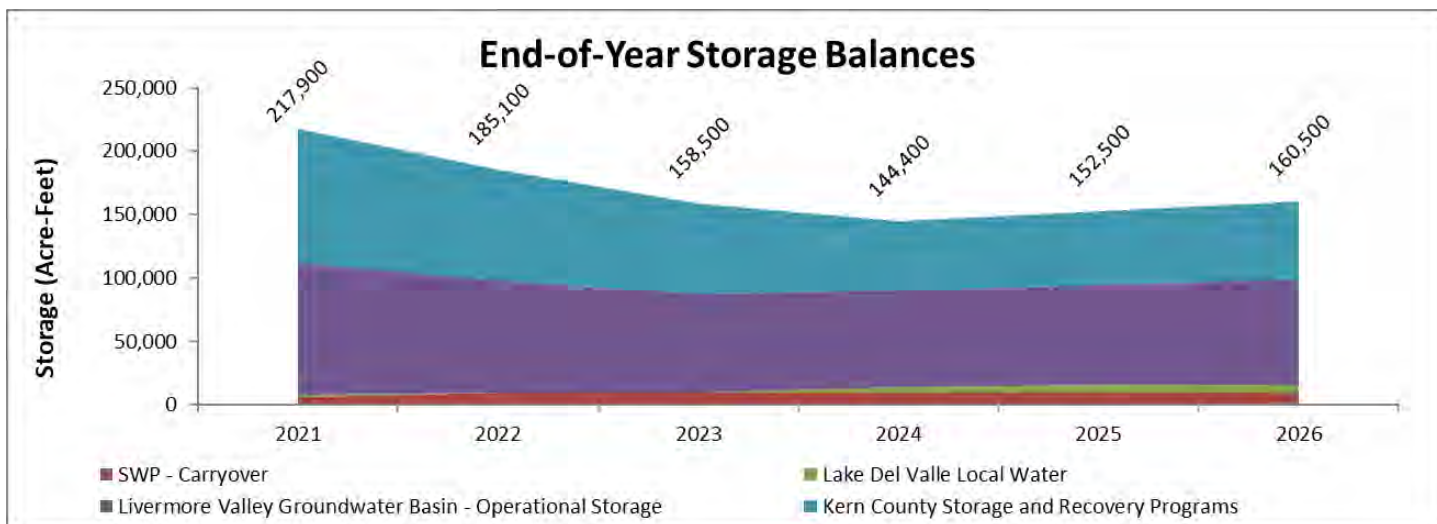


Table 3 and Figure 11 summarize the total water in storage available as of the end of 2021, and projected storage levels over 2022 through 2026. Storage projections show a decrease of about 58,000 AF over the next five years from the end of 2021 through the end of 2026 based on assumed hydrologic conditions and demands. This trend is a preliminary estimate based on projected deposits and withdrawals from the various storage categories. For example, while it accounts for 10% groundwater loss from local storage activities, it does not account for the natural influx to storage that occurs in the local groundwater basin due to rainfall runoff. The declining storage trend could be mitigated through additional water transfers. Staff will monitor conditions to determine the appropriate amounts of water transfers in future years.

Table 3: End-of-Year Storage Balances (Actual and Projected)

End of Year Storage Balance (Acre-Feet)	ACTUAL	PROJECTIONS				
	2021	2022	2023	2024	2025	2026
SWP - Carryover	5,900	10,000	10,000	10,000	10,000	10,000
Lake Del Valle Local Water	2,300	0	0	4,000	5,500	5,500
Livermore Valley Groundwater Basin - Operational Storage	104,000	88,000	78,000	76,300	79,000	83,200
Kern County Storage and Recovery Programs	105,700	87,100	70,500	54,100	58,000	61,800
Semitropic	75,800	66,300	57,200	46,700	49,100	51,400
Cawelo	29,900	20,800	13,300	7,400	8,900	10,400
TOTAL STORAGE	217,900	185,100	158,500	144,400	152,500	160,500

Figure 11: End-of-Year Storage Balances (Actual and Projected)



COMPARISON OF SUPPLY AND DEMAND: NEXT FIVE YEARS

As shown in Table 4, Zone 7 can deliver water to supply 100% of customer demands based on the retailer 15% conservation level for 2022 and 2023, with demands projected to ramp up to delivery request levels for 2025 and 2026 based on assumed hydrology for 2022 through 2026. Additional conservation would allow unused water to be placed into storage—or allow for reduction of water supply accessed from storage—while higher demands (than currently projected) could potentially be met by using additional storage supplies.

Table 4: Comparison of Supplies and Demands: Next Five Years

<i>SUPPLIES VS DEMANDS</i>	ACTUAL	PROJECTIONS				
Acre-Feet	2021	2022	2023	2024	2025	2026
<i>Hydrologic Year Equivalent</i>	<i>2015</i>	<i>2015</i>	<i>1988</i>	<i>1994</i>	<i>Average</i>	<i>Average</i>
<i>Table A Allocation</i>	<i>5%</i>	<i>5%</i>	<i>10%</i>	<i>30%</i>	<i>59%</i>	<i>59%</i>
Incoming Supplies ^(a)	25,800	6,900	13,100	33,200	58,100	58,100
Water Supply from Storage ^(b)	25,000	42,800	36,600	38,400	22,400	22,400
Total Water Supply	50,800	49,700	49,700	71,600	80,500	80,500
Customer Deliveries ^(c)	41,800	38,900	38,900	45,300	45,700	46,000
Supply to Storage ^(d)	8,400	10,000	10,000	25,400	33,500	33,200
System Losses ^(e)	600	800	800	900	1,300	1,300
% of Demand Delivered (Customer Deliveries)	100%	100%	100%	100%	100%	100%
TOTAL STORAGE	217,900	185,100	158,500	144,400	152,500	160,500

Notes:

- (a) From Table 2: SWP - Table A, Lake Del Valle Local Water, and water transfers.
- (b) From Table 2: SWP - Carryover, Lake Del Valle Local Water - Carryover, Livermore Valley Groundwater Basin, and Semitropic/Cawelo.
- (c) From Table 1: Treated and Untreated Water Demands.
- (d) From Table 1: Water stored in Lake Del Valle and SWP as carryover, Livermore Valley Groundwater Basin recharge, and water stored in Semitropic/Cawelo.
- (e) Operational losses: storage losses, evaporation, other system losses.

PROGRAMS NECESSARY TO MEET WATER DEMANDS GOING FORWARD

The Annual Sustainability Report indicates that Zone 7 has enough water supplies to meet projected water demands over the next five years based on current projected demands (reflecting 15% conservation for retailers for 2022 and 2023) and assumed hydrology. To achieve long-term water supply reliability through buildout while accounting for hydrologic and other uncertainties (e.g., major system outages), Zone 7 has been evaluating several potential future water supply and storage options.

The 2022 Water Supply Evaluation (WSE) Update is underway and will analyze the following water supply and storage alternatives:

- Bay Area Regional Desalination Project

- Delta Conveyance Project
- Los Vaqueros Reservoir Expansion
- Potable Reuse
- Short and Long-Term Water Transfers
- Sites Reservoir

Under the 2022 WSE Update, the newly developed risk model will be used to assess the performance of the listed alternatives above against the baseline scenario of no new water supply and storage projects. In other words, the baseline scenario will only include planned water supply reliability infrastructure projects identified in Zone 7's Capital Improvement Plan. The new risk model can run on a monthly timestep to simulate monthly delivery constraints and demand variation. This an improvement from the old risk model, which was only capable of running on an annual timestep. The 2022 WSE Update is expected to be completed by the end of the year.

Zone 7 also continues to evaluate and optimize the long-term local water yield from the Arroyo Valle currently captured in Lake Del Valle. A number of planned capital projects (new wells, the Chain of Lakes Pipeline, Chain of Lakes diversion structures, and reliability intertie) will help bolster the reliability of Zone 7's water supply system. The turnover of the lakes in the Chain of Lakes for Zone 7's use also continues to be a key component of Zone 7's long-term reliability.

Zone 7 staff will also continue to monitor local and statewide conditions, adjust operations as necessary to optimize use of available resources, remain prepared for continuing drought conditions, and continue to coordinate regularly with its local water supply retailers, untreated water customers, and with DWR. In June 2022, staff will provide an updated Operations Plan to the Water Resources Committee; this plan will reflect the latest actual supply and demand conditions and Zone 7's most feasible operational scenario for the remainder of 2022.

While this Annual Sustainability Report indicates that Zone 7 is able to meet demands assuming 15% mandatory conservation consistent with the 2021 Zone 7 Board Resolution 21-67, the Board may wish to consider additional conservation if drought conditions worsen in 2022 (with a corresponding decrease in the SWP Table A allocation from 5% to 0%) and conditions persist in 2023.

To support conservation, Zone 7 will continue to implement rebates and public outreach programs in partnership with the retailers. As previously noted, Zone 7 recently completed the 2020 Tri-Valley Municipal and Industrial Water Demand Study, which refines demand projections as the region looks towards compliance with the State's Long-Term Conservation Framework.

ATTACHMENTS:

- A. Water Supply Reliability Policy
- B. Latest Hydrologic Conditions

Attachment A

Water Supply Reliability Policy

ZONE 7

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO 13-4230

INTRODUCED BY DIRECTOR QUIGLEY

SECONDED BY DIRECTOR STEVENS

Water Supply Reliability Policy

WHEREAS, the Zone 7 Board of Directors desires to maintain a highly reliable Municipal and Industrial (M&I) water supply system so that existing and future M&I water demands can be met during varying hydrologic conditions; and

WHEREAS, the Board has an obligation to communicate to its M&I customers and municipalities within its service area the ability of Zone 7's water supply system to meet projected water demands; and

WHEREAS, the Board on August 18, 2004 adopted Resolution No. 04-2662 setting forth its Reliability Policy for Municipal & Industrial Water Supplies; and

WHEREAS, the Board desires to revise the Reliability Policy to reflect recent data, analysis, and studies.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby rescinds Resolution No. 04-2662 adopting the August 18, 2004 Reliability Policy for Municipal & Industrial Water Supplies; and

BE IT FURTHER RESOLVED that the Board hereby adopts the following level of service goals to guide the management of Zone 7's M&I water supplies as well as its Capital Improvement Program (CIP):

Goal 1. Zone 7 will meet its treated water customers' water supply needs, in accordance with Zone 7's most current Contracts for M&I Water Supply, including existing and projected demands as specified in Zone 7's most recent Urban Water Management Plan (UWMP), during normal, average, and drought conditions, as follows:

- At least 85% of M&I water demands 99% of the time
- 100% of M&I water demands 90% of the time

Goal 2: Provide sufficient treated water production capacity and infrastructure to meet at least 80% of the maximum month M&I contractual demands should any one of Zone 7's major supply, production, or transmission facilities experience an extended unplanned outage of at least one week.

BE IT FURTHER RESOLVED that to ensure that this Board policy is carried out effectively, the Zone 7 General Manager will provide a water supply status report to the Board every five years with the Zone 7 Urban Water Management Plan that specifies how these goals will be, or are being, achieved.

If the General Manager finds that the goals cannot be met during the first five years of the Urban Water Management Plan, then the Board will hold a public hearing within two months of the General Manager's finding to consider remedial actions that will bring Zone 7 into substantial compliance with the stated level of service goals. Remedial actions may include, but are not limited to, voluntary conservation or mandatory rationing to reduce water demands, acquisition of additional water supplies, and/or a moratorium on new water connections. After reviewing staff analyses and information gathered at the public hearing, the Board shall, as expeditiously as is feasible, take any additional actions that are necessary to meet the level of service goals during the following five-year period; and

BE IT FURTHER RESOLVED that the Zone 7 General Manager shall prepare an Annual Review of the Sustainable Water Supply Report which includes the following information:

- (1) An estimate of the current annual average water demand for M&I water as well as a five-year projection based on the same information used to prepare the UWMP and CIP;
- (2) A Summary of available water supplies to Zone 7 at the beginning of the calendar year;
- (3) A comparison of current water demand with the available water supplies; and
- (4) A discussion of water conservation requirements and other long-term supply programs needed to meet Zone 7 M&I water demands for single-dry and multiple-dry year conditions, as specified in the Zone 7's UWMP.

A summary of this review will be provided to M&I customers.

Definitions

Level of Service for Annual Water Supply Needs—the level of service is the percent of existing or projected water demand that Zone 7's water supply system can meet during two key conditions: (1) during various hydrologic conditions and (2) during unplanned outages of major facilities.

Capital Improvement Program (CIP)—the CIP is Zone 7's formal program for developing surface and ground water supplies, along with associated infrastructure, including import water conveyance facilities, surface water treatment plants, groundwater wells, and M&I water transmission system to meet projected water demands.

Normal conditions—conditions that most closely represent median runoff or allocation from all normally contracted or available water supplies from the historic record.

Average conditions—conditions that most closely represent the average runoff or allocation from all normally contracted or legally available water supplies from the historic record.

Drought conditions—conditions that most closely represent reduced runoff or allocation level from the historic record from all normally contracted or legally available water supplies, including both single-dry and multiple-dry year conditions.

Single-dry year condition—a condition that most closely represents the lowest yield over a one-year period from the historic record from all normally contracted or legally available supplies.

Multiple-dry year condition—a condition that most closely represents three or more consecutive dry years from the historic record that represent the lowest yields from all normally contracted or legally available supplies.

Available water supplies—consist solely of (1) water supplies that Zone 7 has contracted for (e.g., listed under Schedule A of the State Water Contract, dry-year water options, special contracts with other water districts, etc.) and (2) water actually stored in surface and subsurface reservoirs.

Maximum Month—the largest monthly average water use.

ADOPTED BY THE FOLLOWING VOTE:

AYES: DIRECTORS FIGUERS, GRECI, MACHAEVICH, PALMER, QUIGLEY, RAMIREZ HOLMES STEVENS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on October 17, 2012.

By 
President, Board of Directors

Attachment B Hydrologic Conditions

Figure 12: California Snow Water Content as of April 1, 2022



Figure 13: Northern Sierra Precipitation as of April 1, 2022

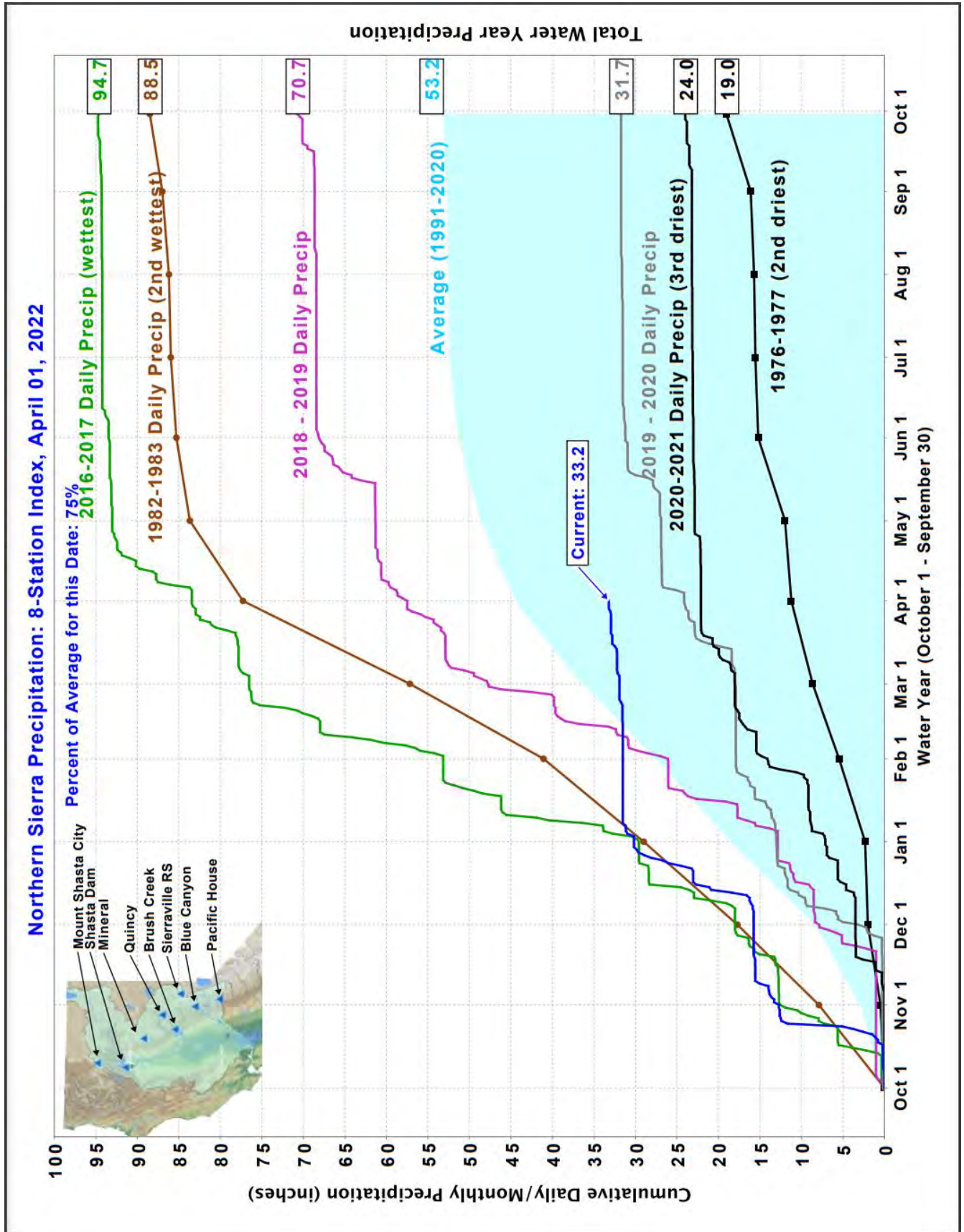


Figure 14: California Reservoir Conditions as of April 1, 2022

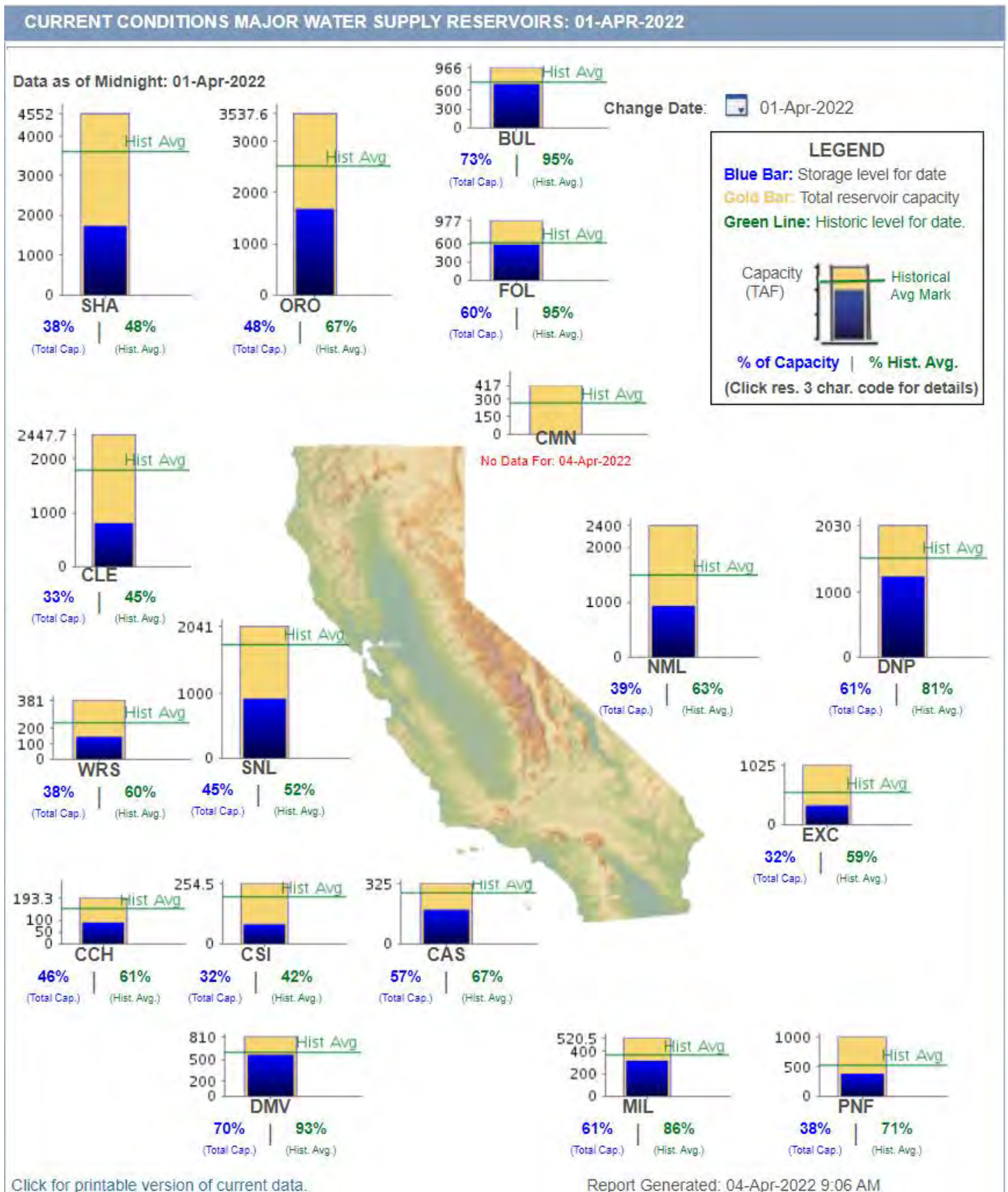
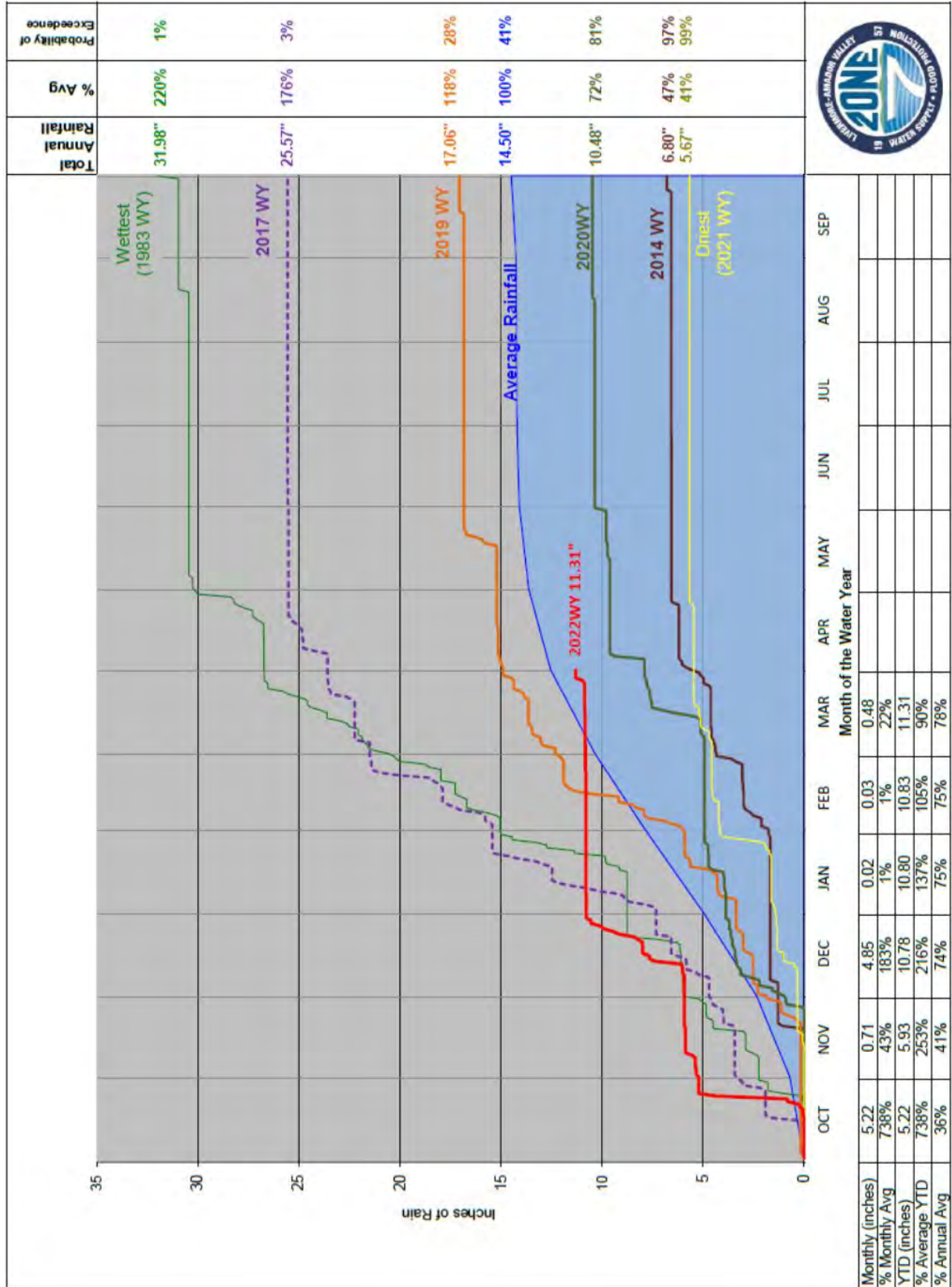


Figure 15: Local Rainfall (Livermore Station KLVK) as of April 1, 2022



ORIGINATING SECTION: Administration
CONTACT: Valerie Pryor/Amparo Flores

AGENDA DATE:

SUBJECT: Update on Continuing Drought and Zone 7 Water Supply

SUMMARY:

This item supports Zone 7's mission to "Deliver safe, reliable, efficient, and sustainable water and flood protection services" and Goal A – "Reliable Water Supply and Infrastructure: Provide customers with reliable water supply and delivery."

Calendar year 2022 is a critically dry year and is the third dry year in a row. The Zone 7 State Water Project (SWP) allocation this year is 5%, following a 5% allocation in 2021 and a 20% allocation in 2020. Zone 7 has met water supply demands through reliance on stored water both locally and in other regions and through water transfers (purchases) and through water conservation. The Board of Directors declared a drought emergency on September 1, 2021, and required 15% mandatory conservation from the retailers. Given critically dry conditions throughout the State, the availability of water transfers will be limited in 2022 and conservation will be even more important. If 2023 is another critically dry year, the water supply challenges will be more severe. Given this, the Board may want to consider increasing the amount of mandatory conservation and/or applying it to untreated water customers.

More detailed information on the water supply situation includes:

- Zone 7 was able to purchase 9,700 AF of water in 2021 but only anticipates being able to purchase up to 2,000 AF in 2022. If drought conditions continue, there may not be opportunities to purchase significant water in 2023.
- Zone 7 pumped 12,400 AF from the groundwater basin in 2020, 14,600 AF in 2021 and plans to pump 16,000 AF in 2022. Based on these high levels of pumping and a lowering of the groundwater basin level, Zone 7 anticipates pumping a more moderate amount of 10,000 AF in 2023.
- Zone 7 receives water stored in San Luis Reservoir and Kern County Storage and Recovery Programs through water conveyed through the Delta. If SWP allocations go to zero and/or if drought conditions continue, Zone 7 may have very limited access to water stored outside of the Tri-Valley.

To proactively prepare for continued and/or worse drought conditions in 2022 and 2023, Zone 7 may want to consider the following options:

1. Maintain the current Stage 2 Shortage Level at 15% mandatory conservation in alignment with Zone 7's Water Shortage Contingency Plan (see attached excerpts from 2020 Urban Water Management Plan)
2. Declare a Stage 2 Shortage Level at 20% mandatory conservation via resolution in alignment with Zone 7's Water Shortage Contingency Plan (see attached excerpts from 2020 Urban Water Management Plan)
3. Adopt a resolution requiring mandatory conservation from untreated water customers.

FUNDING:

None at this time.

RECOMMENDED ACTION:

Discuss and provide direction.

ATTACHMENTS:

Excerpts from 2020 Urban Water Management Plan/Water Shortage Contingency Plan

Table A – Conservation May 2021 through March 2022

Figure A – Actual Treated Water Conservation vs Targets



Water Shortage Contingency Plan

Table 3. Water Shortage Contingency Plan Levels (DWR Table 8-1)

Shortage Level	Percent Shortage Range	Water Shortage Condition	Shortage Response Actions
1	Up to 10%	<ul style="list-style-type: none"> Agency has adequate supply and seeks to preserve water resources for the future; or Assessment shows that water supply is not able to meet normal demands by up to 10%; or Definable event has reduced water supply by up to 10%. 	Implement actions per Table 4 and Table 5
2	Up to 20%	<ul style="list-style-type: none"> Assessment leads to a reasonable conclusion that water supplies may not adequately meet normal demands in the current or upcoming years; or Assessment shows that water supply is not able to meet normal demands by up to 20%; or Definable event has reduced water supply by up to 20%. 	Implement actions per Table 4 and Table 5
3	Up to 30%	<ul style="list-style-type: none"> Previous water conservation target has not been met; or Assessment shows that water supply is not able to meet normal demands by up to 30%; or Definable event has reduced water supply by up to 30%. 	Implement actions per Table 4 and Table 5
4	Up to 40%	<ul style="list-style-type: none"> Previous water conservation target has not been met; or Assessment shows that water supply is not able to meet normal demands by up to 40%; or Definable event has reduced water supply by up to 40%. 	Implement actions per Table 4 and Table 5
5	Up to 50%	<ul style="list-style-type: none"> Previous water conservation target has not been met; or Assessment shows that water supply is not able to meet normal demands by up to 50%; or Definable event has reduced water supply by up to 50%. 	Implement actions per Table 4 and Table 5
6	>50%	<ul style="list-style-type: none"> Previous water conservation target has not been met; or Assessment shows that water supply is not able to meet normal demands by more than 50%; or Definable event has reduced water supply by more than 50%. 	Implement actions per Table 4 and Table 5

Notes: Assessment is based on findings from the Annual Sustainability Report. Zone 7 will also consider any statewide actions or declarations in any local declarations of a shortage stage.

4.0 SHORTAGE RESPONSE ACTIONS AND EFFECTIVENESS

CWC §10632 (a)(4) requires shortage response actions that align with the defined shortage levels. Zone 7's shortage response actions consist of a combination of demand reduction (in coordination with its retailers), supply augmentation, and operational changes. Zone 7's suite of response actions depends on the event that precipitates a water shortage stage, the time of the year the event occurs, the water supply sources available, and the condition of its water system infrastructure. In general, Zone 7 plans to use a balanced and dynamic approach, adapting its response actions to close the gap between water supplies and water demand and meet the water use goals associated with the declared water shortage stage.



Water Shortage Contingency Plan

Table 4. Demand Reduction Actions (DWR Table 8-2)

Shortage Level	Demand Reduction Actions <i>Drop down list</i> <i>These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.</i>	How much is this going to reduce the shortage gap? <i>Include units used (volume type or percentage)</i>	Additional Explanation or Reference <i>(optional)</i>	Penalty, Charge, or Other Enforcement? <i>For Retail Suppliers Only</i> <i>Drop Down List</i>
1	Expand Public Information Campaign	(see Note)	Public outreach to support voluntary conservation.	No
	Other	Up to the full shortage gap	Ask retailers for voluntary demand reduction, as needed.	No
2	Expand Public Information Campaign	(see Note)	Expand public outreach to support conservation.	No
	Other	Up to the full shortage gap	Ask retailers for voluntary or mandatory demand reduction, as needed. Only the latter will be enforced.	Yes
3*	Expand Public Information Campaign	(see Note)	Intensify public outreach to support conservation.	No
	Other	Up to the full shortage gap	Ask retailers for mandatory demand reduction.	Yes

NOTES: Expanding public information campaign boosts water conservation overall, so no shortage gap reduction estimate provided. Actions introduced in a lower stage will also be used in higher stages, unless otherwise noted. *At Stage 3 and higher, Zone 7 will likely require its retailers to reduce demands up to the applicable shortage percentage.

Zone 7 will monitor water production, demands, and changing conditions to determine the intensity of its public outreach, the extent of its enforcement actions, and the need to adjust its water shortage stage declaration as discussed in Section 9.0.

4.2 Additional Mandatory Restrictions

As a wholesaler, Zone 7 does not have direct authority to institute water use prohibitions. Zone 7 will support mandatory restrictions imposed by its retailers on their customers and coordinate with its retailers to provide consistent public outreach messaging.

4.3 Supply Augmentation and Other Actions

Chapter 6 of Zone 7’s 2020 UWMP describes Zone 7’s normal water supply portfolio, as well as dry-year and emergency supplies. Zone 7’s non-local groundwater storage in the Kern County groundwater banks is largely intended to provide water supply during drought years or during definable water shortage events. Water transfer amounts would also be adjusted to meet supply deficits. These supply augmentation options are already included in the Annual Sustainability Report as needed to close the gap between supplies and demands, so they are not counted again as a potential shortage response.

Table 5 lists the supply augmentation methods and other actions (including operational changes described in Section 4.4) Zone 7 can utilize during each shortage level. These actions are only listed in Table 5 in the stage when they are first implemented. Zone 7 will continue to use these actions in higher stages unless otherwise noted.



Water Shortage Contingency Plan

Table 5. Supply Augmentation and Other Actions (DWR Table 8-3)

Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier <i>Drop down list</i> <i>These are the only categories that will be accepted by the WUEdata online submittal tool</i>	How much is this going to reduce the shortage gap? <i>Include units used (volume type or percentage)</i>	Additional Explanation or Reference <i>(optional)</i>
1	Other actions (describe)	Up to the full shortage gap.	Optimize use of groundwater and surface water supplies and adjust use of locally vs. remotely stored water.
	Other actions (describe)	N/A	Improve monitoring, analysis, and tracking of customer water usage rates.
	Other actions (describe)	N/A	In anticipation of decreased revenue, reduce discretionary spending
2	Transfers	Up to the full shortage gap.	Pursue opportunities for additional water transfers to lower the shortage gap, beyond what is already in the Annual Sustainability Report.
	Exchanges	Up to the full shortage gap.	Pursue opportunities for (additional) water exchanges to lower the shortage gap.
	Implement or Modify Drought Rate Structure or Surcharge	N/A	Consider implementation of water shortage surcharge correlated with stage (requires Board approval).
	Other actions (describe)	N/A	Evaluate timing of maintenance activities that could negatively impact ability to manage water supplies/shortages, or could result in loss of water supply.
	Other actions (describe)	up to 100 AF	Consider greater incentives under rebate program and focus on high-consumption customers.
3	Other actions (describe)	unknown - depends on project/s identified	Review CIP program and accelerate projects facilitating immediate improvement in water supply management if feasible/necessary.
	Stored emergency supply	To be determined based on operational	Consider/plan for/implement pumpback into South Bay Aqueduct if no supplies are available from Delta pumping.

NOTES: Actions introduced in a lower stage will also be used in higher stages, unless otherwise noted.

4.4 Operational Changes

Beginning with Stage 2, Zone 7 will adjust operations to minimize supply losses. This includes improved monitoring, analysis, and tracking of customer water usage and optimizing use of Zone 7's water supplies to emphasize shortage management. In addition, Zone 7 will evaluate the timing of maintenance activities that could negatively impact the ability to manage water supplies or shortages or could result in a loss of water supply.

Table A – Conservation May 2021 through March 2022

	Change from Same Month in 2020	
	Treated	Untreated
10% voluntary conservation May 2021	-1%	+60%
10% voluntary conservation June 2021	-10%	+10%
15% voluntary conservation July 2021	-10%	+11%
15% voluntary conservation August 2021	-6%	+6%
15% mandatory conservation September 2021	-3%	+14%
15% mandatory conservation October 2021	-20%	+9%
15% mandatory conservation November 2021	-30%	-72%
15% mandatory conservation December 2021	-16%	-57%
15% mandatory conservation January 2022	+2%	+400%
15% mandatory conservation February 2022	-1%	+76%
15% mandatory conservation March 2022	+3%	+43%

Actual Treated Water Conservation vs Targets



ORIGINATING SECTION: Integrated Planning
CONTACT: Amparo Flores/Valerie Pryor

AGENDA DATE: April 20, 2022

SUBJECT: Continued Participation in the Delta Conveyance Project Process and Funding of the Environmental Planning Process – 2023 and 2024

SUMMARY:

- To support the Mission Statement to deliver safe, reliable, efficient, and sustainable water, Zone 7 Water Agency (Zone 7) has been participating in the Delta Conveyance Project (DCP) to improve the conveyance of State Water Project (SWP) water supply via the Sacramento-San Joaquin Delta (Delta). This supports Strategic Plan Initiative No. 2: Evaluate and develop appropriate new water supply and reliability opportunities.
- The Tri-Valley area receives approximately 70% of its water through the Delta. SWP water, carryover water, water banked in Kern County and transfer water all come through the Delta. Sites Reservoir Project water would also be conveyed through the Delta.
- The Delta as a conveyance system for water supply is threatened by various factors such as ecosystem considerations, seismic risk, and climate change/sea level rise. Key benefits of the proposed Delta Conveyance Project (DCP) to Zone 7 are related to the availability of alternative conveyance based on the new, single-tunnel option that could bypass the South Delta when it is unusable. The proposed DCP will also likely increase SWP reliability and improve water quality, but an alternate conveyance system for the majority of Zone 7's water is the significant benefit.
- On November 18, 2020, the Board approved continued participation in the DCP through a funding agreement with the Department of Water Resources (DWR) for Zone 7's share of environmental planning costs in an amount not to exceed \$2.8M for calendar years 2021 and 2022. Staff noted at that time that another Board decision will be needed for continued participation past December 2022.
- On March 16, 2022, the Delta Conveyance Authority's (DCA's) Executive Director gave an update on the DCP, focused on project progress and upcoming work through the end of the year and plans for the next two-year phase ending in December 2024.
- The DCP is currently on track with the plans presented in November 2020. The next phase will continue the work towards the final environmental documents and permits, with Zone 7's potential total share of the funding estimated at \$4.75M for 2023 and 2024.
- Continued participation by Zone 7 in the planning costs will allow Zone 7 to elect to participate in the DCP in the future based on information developed in the planning process, will allow access by Zone 7 to information related to benefits and costs, and

will provide Zone 7 influence throughout the process. Upon the conclusion of CEQA and with a fully defined project, Contractors that have participated in the planning process would have the option to approve the contract amendment and participate in the DCP. Contractors that have not participated in the planning process will not have the opportunity to join the DCP.

- The actions required for continued participation in the environmental planning process are (1) authorizing the providing of additional funding to DWR for Zone 7's share of the environmental planning costs associated with the proposed DCP and (2) determining that the actions are exempt from CEQA.
- These actions DO NOT approve participation in the DCP itself or an amendment to the SWP Contract for the DCP. Any such decisions would be made in the future and would be informed by the environmental planning process.

DISCUSSION:

Overview

The Tri-Valley area receives approximately 70% of its water through the Delta. State Water Project (SWP) water, carryover water, water banked in Kern County and transfer water all come through the Delta. Sites Reservoir Project water would also be conveyed through the Delta. The Delta as a conveyance system for water supply is threatened by various factors such as ecosystem considerations, seismic risk, and climate change/sea level rise. Key benefits of the proposed Delta Conveyance Project (DCP) to Zone 7 are related to the availability of alternative conveyance based on the new, single-tunnel option that could bypass the South Delta when it is unusable. The proposed DCP will also likely increase SWP reliability and improve water quality, but an alternate conveyance system for the majority of Zone 7's water is the significant benefit. Zone 7 has been a participant in the DCP environmental planning process that began in 2021; under this agenda item, staff is seeking to obtain Board approval of continuing this participation in 2023 and 2024.

Delta Conveyance Project: Overview and Status

DCP Overview

Improvements to SWP conveyance have been envisioned for many years. Under Governor Newsom's direction, in May 2019, DWR began planning for a single-tunnel option under the newly envisioned DCP. In January 2020, DWR released a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) pursuant to CEQA for a proposed single tunnel project with 6,000 cfs of capacity referred to as the 'Delta Conveyance Project' or DCP. As discussed in the NOP, the proposed project is a single tunnel up to 6,000 cfs and DWR is considering alternatives including capacities ranging from 3,000 to 7,500 cfs. Anticipated benefits include:

- Water supply reliability and SWP resiliency
 - Climate change adaptation/stormwater capture
 - Sea-level rise adaptation

- Seismic resilience
- South Delta flow pattern improvements for fisheries
- Water transfer capacity and carriage water savings
- Water quality improvements for SWP deliveries

Environmental Planning Process

A four-year environmental planning process was envisioned as shown on Figure 1 below. On November 18, 2020, the Board approved continued participation in the DCP through a funding agreement with the Department of Water Resources (DWR) for Zone 7's share of environmental planning costs in an amount not to exceed \$2.8M for calendar years 2021 and 2022. Staff noted at that time that another Board decision will be needed for continued participation past December 2022.

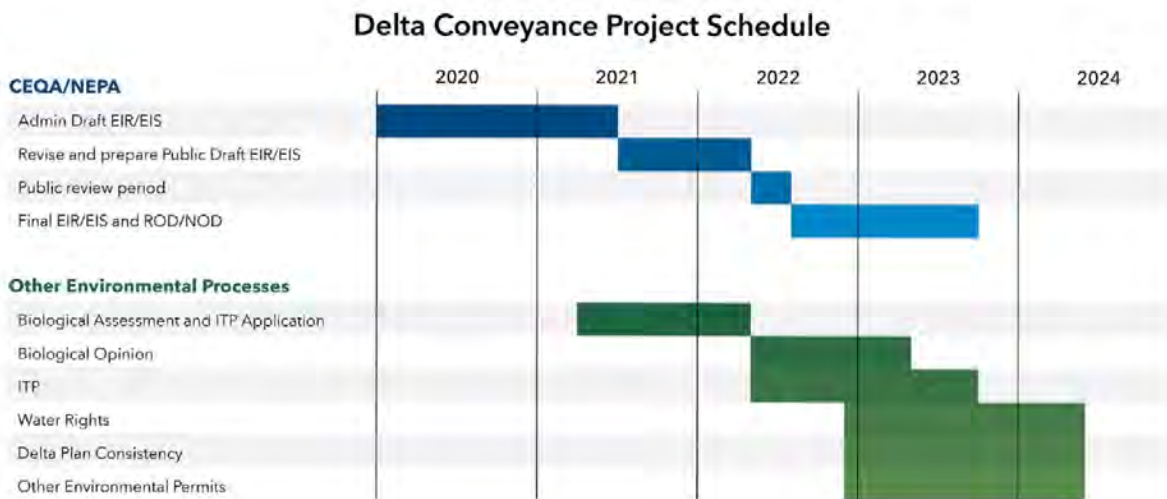


Figure 1. DCP schedule.

On March 16, 2022, the Executive Director of the Delta Conveyance Design and Construction Authority (DCA)—the Joint Powers Authority tasked with supporting the design, development, and implementation of the DCP—gave an update on the DCP's progress and upcoming work through the end of the year and plans for the next two-year phase ending in December 2024. The DCP is currently on track with the plans presented in November 2020.

DWR is in the process of completing the draft Environmental Impact Report (EIR) that is considering a reasonable range of project alternatives that avoid or substantially reduce potentially significant impacts. DWR expects to release the draft EIR for public review in mid-2022. Concurrently, U. S. Army Corps of Engineers (USACE) is conducting a federal environmental review and preparing an Environmental Impact Statement (EIS) under the National Environmental Policy Act (NEPA). In June 2020, DWR submitted a Section 404 permit application identifying a 6,000 cfs project pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act (Section 404 permit application) to the USACE. In November 2021, DWR amended the Section 404 permit application to identify the Bethany Alternative as the proposed project because it has the least impacts to wetlands and waters.

This does not represent a decision by DWR on whether to move forward with the project or selection of an Alternative. DWR will still evaluate the tunnel alignment options originally proposed and a reasonable range of potentially feasible alternatives, in addition to the proposed project and a no project alternative, at the same level of detail. These tunnel alignment options are shown on Figure 2 below.

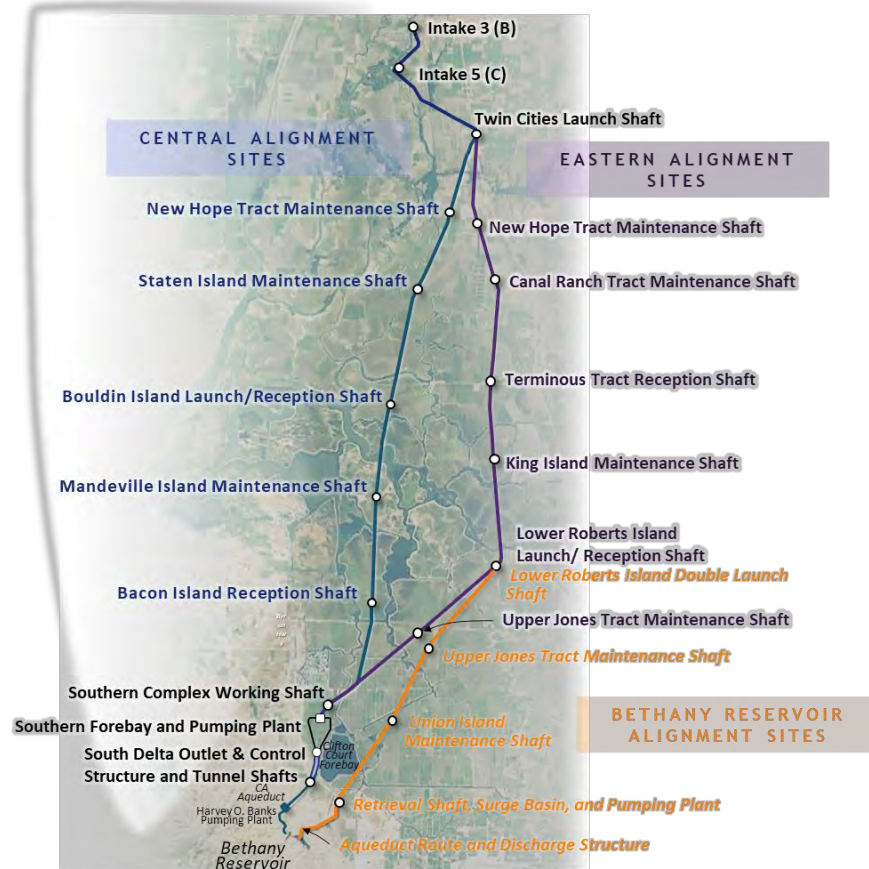


Figure 2. DCP tunnel alignment alternatives.

DWR plans to have a final EIR completed in 2023 and other environmental review, permitting and regulatory processes being completed in 2024. Once the DCP receives all necessary approvals and permits and has complied with all legal requirements, including but not limited to obtaining a change in point of diversion to DWR’s existing water rights permit, construction could begin.

Public Engagement

During 2020 and 2021, DWR conducted robust public outreach in multiple forums to keep the public informed about DCP and receive public input into planning and design of the DCP. In 2022, DWR is expected to continue public engagement on the DCP activities including the Draft EIR, development of Community Benefits Program, and tribal and other environmental justice community outreach.

Key public outreach activities include: informational webinars to help the public learn more about the assumptions and methodology to be used in conducting impact analyses as part of the EIR; development of a Community Benefits Program, including specific outreach to tribal communities; Environmental Justice survey at the end of 2020; ongoing tribal outreach, including a Tribe-led Tribal Engagement Committee and a DWR-led annual Tribal Informational Meeting; and ongoing development of a broad range of informational resources, including videos, FAQs, fact sheets, briefings, and tabling events.

Preliminary Analysis of Water Supply Benefits

With the Draft EIR still under development, the preliminary benefits information provided below is the same information presented in 2020, based on a preliminary SWP water supply analysis conducted by the State Water Contractors. It is not possible to know the exact future conditions under which the DCP would operate but the conditions are likely a combination of many of the known and unknown risks. The selected range of future scenarios are intended to represent potential SWP operating conditions under future regulatory, climate change, sea level rise, and seismic risks, with and without the DCP. For this analysis the modeling assumed a 6,000 cfs diversion capacity and north Delta diversion operations criteria consistent with permitting from California WaterFix, the previous version of the DCP.

Figure 3 shows preliminary modeled average annual SWP exports under existing and future scenarios and the corresponding increment resulting with the DCP. All the future scenarios modeled indicate potentially lower SWP exports than the existing scenarios. Without the DCP, SWP exports are estimated to be reduced by up to 1,000,000 acre-feet on average per year under various future scenarios when compared to the existing conditions. DCP shows potential to alleviate reductions to SWP reliability under many plausible future risk scenarios. The preliminary modeling results shown on Figure 3 indicate that, on average, the DCP is estimated to result in about 100,000 acre-feet to 1,000,000 acre-feet per year of increased SWP exports when compared to scenarios without the DCP. As the DCP is further defined and ultimately permitted, the analysis of water supply benefits will be refined. DWR's analysis for the Proposed Project will be available as part of the draft EIR to be released in mid-2022.

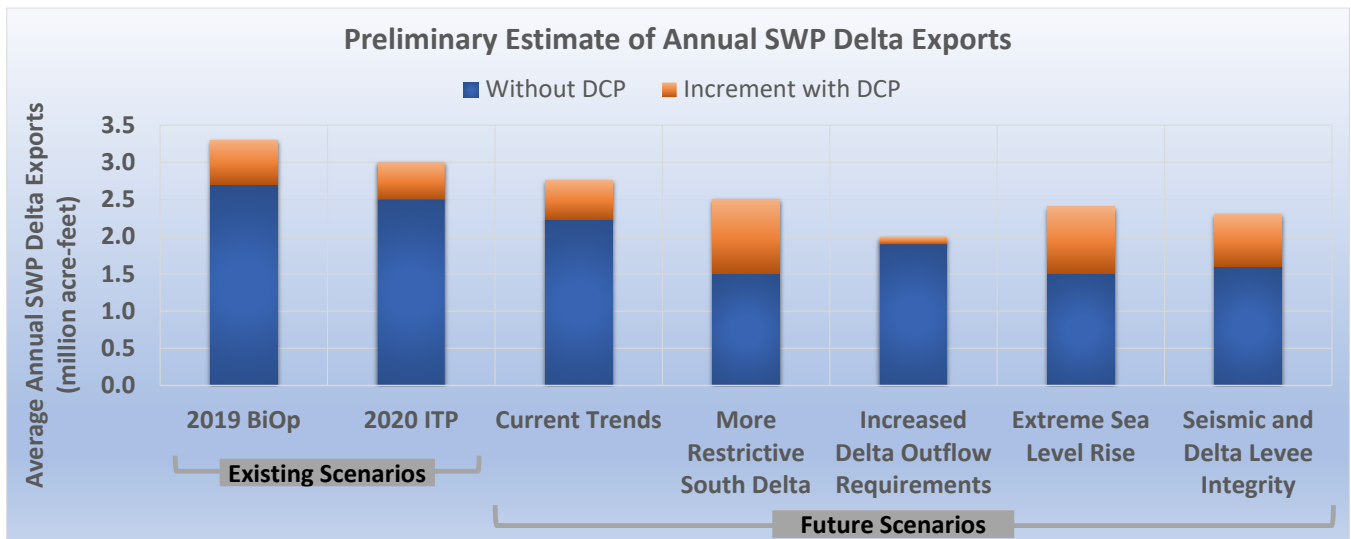


Figure 3. Preliminary estimates of SWP deliveries under existing and future scenarios, with and without the DCP.

Preliminary Cost Estimates

Based on the information available to the DCA in early 2020 and the estimated contingency levels at that time, the DCA estimated the proposed DCP to cost \$15.9 billion in 2020 dollars. While there has been substantial work by the DCA on planning and design refinements since 2020, it is not possible to develop more refined cost information until additional geotechnical investigations are complete, which are expected to occur in the next few years. While the cost information was developed for the Central Alignment, the DCA expects the cost information for the Bethany Alignment to be similar. As planning proceeds, more information will become available to inform potential construction and associated costs, and cost information will be updated and refined.

Proposed Zone 7 Board Action

On November 18, 2020, the Zone 7 Board approved participation in the DCP environmental planning process at a 2.2% participation level. The Zone 7 share of funding over the four years is \$7.5M based on a total cost of \$340.7M. Zone 7 subsequently executed a Funding Agreement with DWR to pay for Zone 7's share of environmental review, planning, and design costs associated with the DCP for the first two years, out of four years of requested funding, in the amount of \$ 2.8M. DWR is now requesting each DCP participant to provide the remaining two years of funding to support continued environmental review, planning, and design of the proposed project through 2023 and 2024 (\$4.75M for Zone 7). The Funding Agreement allows for additional funds to be contributed to DWR pursuant to a letter signed by Zone 7 and a copy of a Board Resolution to this effect. DCP participants would be reimbursed or receive a credit for the advanced funds upon the first sale of revenue bonds to pay for the DCP. If the DCP does not proceed, the advanced funds would not be recovered.

Continued participation by Zone 7 in the planning costs will allow Zone 7 to elect to participate in the DCP in the future based on information developed in the planning process, will allow access by Zone 7 to information related to benefits and costs, and will provide Zone 7 influence throughout the process. At the March 30, 2022, meeting, the Water Resources Committee recommended bringing this action to the Board for consideration.

CEQA Determination

The recommended action does not qualify as a "project" subject to CEQA because the action constitutes (1) continuing administrative or maintenance activities, such as general policy and procedure making; (2) government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment; and (3) organizational or administrative activities of a public agency that will not result in direct or indirect physical changes in the environment. (State CEQA Guidelines, § 15060(c)(3).) The recommended action does not constitute an approval by the Agency of the DCP nor does the action authorize or approve construction of the DCP. The recommended action does not authorize or commit the Agency or DWR to expenditure of the funding on any site-specific project. In addition, the recommended action does not authorize or approve any actions by the DCA or DWR that may cause direct or reasonably foreseeable indirect environmental impacts. As such, the action recommended herein is not a "project" requiring environmental review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guideline § 15378, subdivisions (a) and (b)(2), (b)(4) and (b)(5).

Further, and even was the action to be considered a CEQA "project," this action would be statutorily exempt from environmental review pursuant to CEQA Guideline § 15262 because the action merely calls for the funding and completion of feasibility and planning studies, including the completion of CEQA review itself. In addition, the action is exempt under the "common sense" exemption in CEQA Guidelines § 15061, subd. (b)(3) because it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment. Finally, none of the exceptions to the use of the "common sense" exemption as identified in CEQA Guidelines § 15300.2 exist here.

FUNDING:

The estimated \$4.75M will be requested in the FY 2023 and FY 2024 budget from Fund 100 – Water Enterprise Operations.

RECOMMENDED ACTION:

Adopt the attached Resolution.

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Continued Participation in the Delta Conveyance Project Process and Funding of
the Environmental Planning Process – 2023 and 2024

WHEREAS, to support the Mission Statement to deliver safe, reliable, efficient, and sustainable water, Zone 7 Water Agency (Zone 7) has been participating in various stages of a Sacramento-San Joaquin Delta (Delta) conveyance project, which aligns with Strategic Plan Initiative No. 2 (Evaluate and develop appropriate new water supply and reliability opportunities); and

WHEREAS, the Tri-Valley area receives approximately 70% of its water through the State Water Project (SWP) system and the Delta, and this conveyance system is facing major challenges related to climate change/sea level rise, earthquakes, environmental impacts, and water quality degradation rendering it increasingly unreliable; and

WHEREAS, the proposed Delta Conveyance Project (DCP), which offers alternative conveyance based on the new, single-tunnel option, has been developed by the Department of Water Resources (DWR) to address these challenges and increase the SWP system's reliability; and

WHEREAS, on November 18, 2020, the Zone 7 Board approved Resolution No. 20-66, which authorized informing DWR that Zone 7 desires to participate in the DCP at 2.2% participation level; and

WHEREAS, Resolution No. 20-66 further authorized the execution of a funding agreement with DWR to pay for Zone 7's share of environmental review, planning and design costs associated with the DCP for the first two years, out of four years of required funding, in the amount of up to \$2.8M ("Funding Agreement"); and

WHEREAS, DWR is requesting each SWP contractor who has indicated they intend to participate in the DCP to provide the remaining two years of requested funding for environmental review, planning, and design costs of the proposed project through 2024; and

WHEREAS, the Funding Agreement with DWR allows for Zone 7 to contribute additional funds by providing a letter and a copy of Zone 7's Board Resolution of the additional funding; and

WHEREAS, continued participation by Zone 7 in the planning costs will allow Zone 7 to elect to participate in the DCP in the future based on information developed in the planning

process, will allow access by Zone 7 to information related to benefits and costs, and will provide Zone 7 influence throughout the process; and

WHEREAS, upon the conclusion of CEQA and with a fully defined project, Contractors that have participated in the planning process would have the option to approve the contract amendment and participate in the DCP and Contractors that have not participated in the planning process will not have the opportunity to join the DCP; and

WHEREAS, the estimated \$4.75M will be requested in the FY 2023 and FY 2024 budget from Fund 100 – Water Enterprise Operations; and

WHEREAS, the recommended actions do not qualify as a “project” subject to CEQA because the actions constitute (1) continuing administrative or maintenance activities, such as general policy and procedure making; (2) government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment; and (3) organizational or administrative activities of a public agency that will not result in direct or indirect physical changes in the environment. (State CEQA Guidelines, § 15060(c)(3).) The recommended actions do not constitute an approval by the Zone 7 of the DCP nor do the actions authorize or approve construction of the DCP. The recommended actions do not authorize any amendment to the long-term water supply contract with DWR. As such, the actions recommended herein are not a “project” requiring environmental review under the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guideline § 15378, subdivisions (a) and (b)(2), (b)(4) and (b)(5); and

WHEREAS, even if the actions were considered a CEQA “project,” these actions would be statutorily exempt from environmental review pursuant to CEQA Guideline § 15262 because the actions merely call for the funding and completion of feasibility and planning studies, including the completion of CEQA review itself. In addition, the actions are exempt under the “common sense” exemption in CEQA Guidelines § 15061, subd. (b)(3) because it can be seen with certainty that there is no possibility that the actions may have a significant effect on the environment. Finally, none of the exceptions to the use of the “common sense” exemption as identified in CEQA Guidelines § 15300.2 exist here.

NOW THEREFORE BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District does hereby find and determine as follows:

1. The General Manager is authorized to execute a letter to DWR that commits Zone 7 to provide up to an additional \$4.75M to DWR for Zone 7’s share of the environmental review, planning, and design costs associated with the Delta Conveyance Project through 2024. These funds shall be paid in a manner consistent with the provisions of the Funding Agreement.
2. For the reasons set forth above, Zone 7 Board’s actions are not a “project” requiring environmental review pursuant to State CEQA Guidelines § 15060, subdivision (c)(3) and § 15378, subdivisions (a) and (b)(2), (b)(4) and (b)(5). Alternatively, the actions are statutorily exempt from CEQA review pursuant to State CEQA Guidelines §15262 and exempt under the “common sense” exemption identified in State CEQA Guidelines

§ 15061, subdivision (b)(3). None of the exceptions to the use of the “common sense” exemption as identified in Government Code § 15300.2 exist.

3. Zone 7 staff is directed to prepare and file a Notice of Exemption within five working days of the approval of this Resolution.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Office of the General Manager
CONTACT: Alexandra Bradley

AGENDA DATE: April 20, 2022

SUBJECT: Declaration of May as Water Awareness Month

SUMMARY:

- As part of Zone 7's mission to "Deliver safe, reliable, efficient, and sustainable water and flood protection services", Zone 7 participates in water conservation education activities to support Strategic Initiatives #2 – Evaluate and develop appropriate new water supply and reliability opportunities and #19 – Optimize Agency communications program.
- Water Awareness Month is celebrated in May in California. During the celebration, water agencies throughout the state conduct public outreach and education events to heighten public awareness about water supply and the need for conservation and water use efficiency.
- Zone 7 traditionally recognizes the significance of Water Awareness Month with a Board Resolution of Support and various community activities, which can highlight drought messaging, the vital role of water, and the importance of conservation.
- As a program partner in the "Save Our Water" program—a partnership between the Association of California Water Agencies and the Department of Water Resources—Zone 7 Water Agency (Zone 7) works with the retailers to manage and reduce local water demands through water conservation and water use efficiency.
- Zone 7 also works with local partners and our retailers to promote community water-use awareness events:
 - Fix a Leak Week (March 14-20, 2022) kicked off activities leading up to Water Awareness Month.
 - Water Wise Wendy Water Conservation Campaign – launched in March to provide tips to help valley residents to become "water saving wizards." New tips and videos to be release in May. See more at www.zone7water.com/waterwise.
 - [Free Lawn Conversion Webinar](#) hosted by Zone 7 to share the steps on converting a lawn and available rebate programs on April 14 at 6:30 p.m.

- Bringing Back the Natives Garden Tour, sponsored by Zone 7 and others, will conduct both virtual and in-person tours this year. See www.bringingbackthenatives.net/ for more information.
 - Co-Sponsored the Livermore Science Odyssey “One Water Awards” and the winners will be recognized at the Zone 7 Regular Board meeting in May.
 - Co-Sponsored the [Livermore Water Awareness Poster Contest](#). Zone 7 will receive a proclamation announcing May as Water Awareness Month at the Livermore City Council meeting and will assist in the presentation of awards to the contest winners.
- Staff recommends that the Board adopt the attached resolution, declaring the month of May as Water Awareness Month with associated public outreach and education activities.

FUNDING:

Not applicable

RECOMMENDED ACTION:

Adopt the attached Resolution.

ATTACHMENT:

Resolution

ZONE 7
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
BOARD OF DIRECTORS

RESOLUTION NO.

INTRODUCED BY
SECONDED BY

Declaration of May as Water Awareness Month

WHEREAS, as part of Zone 7's mission to "Deliver safe, reliable, efficient, and sustainable water and flood protection services", Zone 7 participates in water conservation education activities to support Strategic Initiatives #2 – Evaluate and develop appropriate new water supply and reliability opportunities and #19 – Optimize Agency communications program; and

WHEREAS, May has historically been designated as Water Awareness Month to highlight the vital role of water and the importance of conservation and water use efficiency; and

WHEREAS, water conservation and water use efficiency are important tools in combating drought conditions in California; and

WHEREAS, staff plans to coordinate with local retailers to promote public outreach and education for this year's Water Awareness Month.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District supports and declares May as Water Awareness Month with associated public outreach and education activities.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Directors of Zone 7 of the Alameda County Flood Control and Water Conservation District on April 20, 2022.

By: _____
President, Board of Directors

ORIGINATING SECTION: Administrative Services
CONTACT: Osborn Solitei

AGENDA DATE: April 20, 2022

SUBJECT: General Manager's Compensation

SUMMARY:

- In accordance with section 7 of the General Manager's contract, *"The Board of Directors and General Manager shall meet no later than the Regular Board meeting of each March to discuss and establish mutually agreeable goals and objectives to be accomplished by General Manager for the ensuing year and to review General Manager's performance of duties and obligation hereunder. As a result of such evaluation, the Board may, but shall not be obligated to, adjust General Manager's compensation and/or revise his/her employment benefits as the Board shall determine."*
- In accordance with section 3 of the General Manager's contract, *"...the General Manager shall be eligible annually for up to an additional 5% of her base salary as a bonus in recognition of outstanding performance as determined by the Board at the General Manager's annual reviews conducted pursuant to Section 7. The decision to pay a bonus, if any, and the amount thereof, shall be in the sole and absolute discretion of the Board of Directors and, if granted, will be paid over two (2) pay-periods following the Board of Directors' action."*
- The current annual base salary for the General Manager is \$300,476.80 with the potential for up to a 5% performance bonus based on extraordinary performance, as determined by the Board of Directors. The base salary includes a vehicle allowance.
- The General Manager receives the same general benefits package (retirement benefits, health care, dental care, etc.) the other unrepresented management employees at Zone 7 receive, and also receives a deferred compensation plan.
- If the Board of Directors wishes to increase the General Manager's base salary, the Board of Directors must make that decision in open session.

FUNDING: Funding will depend on the Board action

RECOMMENDED ACTION: None

ZONE 7 BOARD OF DIRECTORS
SUMMARY NOTES OF THE LEGISLATIVE COMMITTEE

March 24, 2022
4:00 p.m.

DIRECTORS PRESENT: SARAH PALMER
ANGELA RAMIREZ HOLMES
OLIVIA SANWONG

STAFF PRESENT: VALERIE PRYOR, GENERAL MANAGER
OSBORN SOLITEI, TREASURER/ASSISTANT GENERAL MANAGER – FINANCE
CAROL MAHONEY, GOVERNMENT RELATIONS MANAGER
DONNA FABIAN, EXECUTIVE ASSISTANT

Director Ramirez Holmes called the meeting to order at 4:05 p.m.

1. Public Comment on Items Not on the Agenda

Kelly Abreu, Fremont resident, provided comment.

2. 2022 Legislative Session Update

Bob Gore of the Gualco Group stated that a dam safety funding request of \$850 million is being sponsored as a budget funding act by Assemblyman Robert Rivas. Concurrently, the Central Valley Flood Legislative Committee is also beginning to work on getting support for a funding request for water conveyance infrastructure. He added that the Association of California Water Agencies (ACWA) is co-sponsoring that as well as California Municipal Utilities Association (CMUA). Jackson Gualco of the Gualco Group added that there may be an effort next week by Assemblywoman Buffy Wicks to move ahead with her vaccination requirement measure, which would apply to all public and private employers. Another bill they have on their tracking list that they recommend staff look at is SB1412 by Senator Bob Hertzberg. Mr. Gualco added that all the bills they spoke about at the last Legislative Committee meeting regarding the State Water Board, stormwater, and related issues, have all advanced out of committee.

Director Palmer asked for the listing of legislation that the Gualco Group is watching. Mr. Gualco responded that he would send it to Carol Mahoney, Government Relations Manager, to share with the Committee.

Director Ramirez Holmes asked that the list be included in future agendas of the Legislative Committee.

Mr. Gore stated that the State Water Board declared the drought in progress will begin curtailing Sacramento and San Joaquin River diverters almost immediately. They sent out 20,000 notices statewide to water rights holders wanting them to report their annual usage.

Notices of violation are being drafted by the Water Rights Enforcement Unit. Mr. Gore suggested that staff watch the \$250 million in drought emergency funding that has been set aside by the Governor.

Director Ramirez Holmes asked how the money would be distributed and how the Agency could get access to it.

Mr. Gore replied that they would get the specifics within the next two to three weeks.

3. Position Recommendations: Assembly Bill 2142 (Gabriel); Senate Bill 1157 (Hertzberg)

Carol Mahoney, Government Relations Manager, stated that Assembly Bill 2142 provides an exemption to the 1099 requirements for turf replacement rebates. It states that agencies should not be taxing this type of rebate and that there should be an exemption like the clothes washer and irrigation controller rebate programs.

Director Ramirez Holmes wanted to clarify that if she received a \$1,000 turf rebate, she would be sent a 1099 for her tax return to claim as income. Ms. Mahoney confirmed that yes, she would receive a 1099 from the retailers, not Zone 7.

Ms. Mahoney added that the rebate would show up as a credit on their water bill and that people would receive a 1099 recognizing it as gross income where it would be taxed based on the local tax rate. Ms. Mahoney added that since this is a water conservation program, staff want to encourage this program and do not want to penalize people for conserving water.

Ms. Mahoney pointed out that ACWA has also recommended a support position for this bill.

Directors Palmer, Ramirez Holmes, and Sanwong recommend that it be sent to the full Board for a support position.

The Committee then reviewed the draft letter and suggested that it be mentioned in the letter how successful the program has been at Zone 7, how many square feet have been converted, and how much water has been saved.

Director Ramirez Holmes stated that she spoke with Ms. Mahoney about creating a template letter for both supporting and opposing bills. The Committee suggested including how many people the Agency serves, how many retailers it has, etc.

Ms. Mahoney explained that AB 2142 addresses an exemption of turf replacement rebates from gross income, thereby extending a previous exemption that had expired. This would eliminate the need for 1099 forms to be provided for this type of rebate for the term on the bill. This exemption is like those already in place for high-efficiency clothes washers and irrigation controller rebates.

Director Ramirez Holmes clarified that if a turf rebate was received, for example \$1,000, then the person receiving the rebate would need to claim it as income and Zone 7 would have to provide a 1099 form to them regarding the rebate?

Ms. Mahoney indicated that this was correct, although it would be the retailer that would provide the 1099 form and not Zone 7.

Director Ramirez Holmes asked if the bill was suggesting that this should not be the case and Ms. Mahoney indicated that that was correct.

Director Ramirez Holmes asked if there was any other information about the bill.

Ms. Mahoney stated that the bill's exemption pertains specifically to the rebate as it related to gross income. The rebate, which is received as a credit on the customer's bill, would be subject to the California tax rate without this exemption. The idea is that staff want to encourage water conservation through this program and do not want to penalize people for conserving water in this way, for outdoor irrigation. Roughly 60% of people's water use can go to outside irrigation. That is why staff would recommend a support position for the Board to send a letter to Assemblymember Gabriel stating that.

Director Ramirez Holmes pointed out that ACWA has recommended a support position for this bill. She stated that she would like to determine first if the Committee would like to recommend a support position to the full Board, and if so, then look at the proposed support letter from staff.

Director Palmer recommended supporting and sending that recommendation to the full Board for approval. Director Sanwong also indicated her support for that recommendation, as did Director Ramirez Holmes.

Director Ramirez Holmes introduced the draft letter for discussion and noted that she felt they should also include how successful the program has been for Zone 7, how many square feet have been converted, and how much water savings have been achieved. She noted that it is the specificity that gives our legislators the ability to chime in and note how well it is working, and why it is something that should be supported during the drought.

Director Sanwong also noted the desire to see the length of time the program has been in place and the metrics.

Director Ramirez Holmes agreed and noted that this year the rebate dollar amount was increased as a part of the Agency's water conservation effort to combat drought, which is all really important to the story.

Director Sanwong pointed out that California suburbs have a lot of single-family homes and traditionally with the California dream, having that green lawn has been such an iconic part of that image. It takes a lot of effort to get folks to make the transition. She affirmed that anything that helps to do that, which this bill is helping to shift and make that transition, is important.

Director Ramirez Holmes noted that she would like a template for each of the bills related to positions. She stated that she would like to see information upfront that explains who Zone 7 is and how many people it serves.

Director Palmer stated that this is the kind of thing that ACWA does in their letters. Ms. Mahoney agreed to send the edits to Director Ramirez Holmes offline before the next packet.

Director Ramirez Holmes moved to Senate Bill 1157, and Ms. Mahoney provided an overview of the proposed bill as it relates to water use and water conservation.

Ms. Mahoney noted that the bill would reduce per capita water use requirements from 55 gallons per capita per day to 47 gallons per person, per day, by January 1, 2025. Likewise, it recommends a reduction from a requirement of 50 gallons per person, per day, to 42 gallons per person, per day, by January 1, 2030. Staff recommended an opposing position on this bill because it has been shown that California has already achieved 48 gallons per person, per day on average which meant they were already achieving that water conservation. She felt that it would be better to encourage people to continue to conserve, not from a legislative standpoint, but from the standpoint of already moving in that direction. Ms. Mahoney stated that the Agency could continue to encourage rebates; encourage to move to more efficient types of indoor use and again, since this was specific to indoor use. This is something that has to do with toilets and high-efficiency washers, showerheads, and fixtures in the house.

Director Palmer asked if this is a bill that basically cuts across the state, no matter what region and Ms. Mahoney replied that was correct.

Director Ramirez Holmes inquired what Zone 7's indoor use is. Ms. Mahoney stated that this varies by retailer, but that the Agency falls within the state's overall average of 48 gallons per person, per day. Some retailers' average falls within the 30s and some as much as in the 50s. She believed all were less than the 52.5 gallons per person per day rate, so the Agency was already achieving that.

Director Ramirez Holmes restated Ms. Mahoney's comment that Zone 7 was probably meeting the standard that is going into effect but lowering it would mean that all retailers are probably not meeting the lowered rate at the moment – to which Ms. Mahoney replied that was correct.

Director Sanwong said that her retailer cannot really distinguish between outdoor versus indoor use at her house, so she asked how something like this proposal would be regulated.

Ms. Mahoney replied that on a basic level, a retailer can look at the amount that is used in the winter to provide an indication of indoor use because most people are not irrigating at that time.

Director Palmer inquired if there is a statewide standard for calculating indoor versus outdoor use since this is proposed to be regulated by the legislature.

Ms. Mahoney replied that there was not a standard method, but that there are methodologies for calculating indoor use.

Director Palmer asked if that is a legal indicator - meaning one that would stand up to legislation, Ms. Mahoney replied that she could not speak to the legal validity of the method and noted it is a good general litmus test because people are not using outdoor irrigation substantially during those months. Some agencies are much more sophisticated in the way that they are able to meter.

Director Palmer related that she had been on a Lower Colorado River tour and was asking Imperial Irrigation District about the huge amounts of water that was being used per capita, and yet, there was no distinguishing between what was being used indoors and outdoors. They had numbers like 105 and 87 gallons per capita, per day. There was no real definition as to how to determine what was what. She wondered aloud how this legislation can be enacted.

Valerie Pryor, General Manager, addressed Director Palmer's question and stated that from what she understood about the current legislation, the 55 gallons per capita, per day, is at the retailer level. It is not on a household, per customer level and each retailer is supposed to estimate their service area, the indoor use, the irrigation use, industrial use, water loss/leak use, and then that is how they report the targets. If they do not meet them, then the state can fine the retailers. She noted that this is her understanding of how the current law works. There could be guidelines from the State Department of Water Resources, but the legislation does not define how that is calculated and it is on a retailer-by-retailer basis.

Director Ramirez Holmes noted that there are some households in California that do not have individual meters. They were unaware how this current law is going to work, and they were already lowering it. She felt that it was a little arbitrary and premature.

Director Sanwong asked if this was something that ACWA is opposing that Zone 7 can get behind and both Ms. Mahoney and Director Ramirez Holmes noted that ACWA has noted their concerns and opposition.

Director Ramirez Holmes noted that continuing to work with the author would be preferable since there are several things that could be recommended and noted that ACWA has been meeting with Senator Hertzberg, who participated in the Legislative Symposium Day speaking about why the bill was proposed.

Director Palmer stated that she felt it was good for Zone 7 to be seen also as opposing something like this, in terms of how its constituents may feel about these restrictions and affirmed her support for bringing this to the full Board as an opposing position. She noted that a lot of people she had talked to were very much against this.

Director Sanwong stated that she thought this would be very difficult to implement. It would just be another thing that the state would be requiring retailers to do but noted that she appreciates the spirit of it and would be more inclined to lean more towards neutral, than no.

Director Palmer expressed her concerns that somebody is trying to make a nice statement and turn it into a governmental thing and another piece of legislation.

Director Ramirez Holmes acknowledged Director Sanwong's concerns regarding neutrality on the matter and noted that two of the three Committee members recommended an opposing position, so the committee moved on to reviewing the letter.

The Committee again reiterated that having up-front language regarding who Zone 7 is and specific examples of water use from the valley would be helpful additions to the letter. Ms. Mahoney suggested that she add water usage information from the Urban Water Management Plan to show the increase in conservation that was achieved since the previous drought.

The Committee had other minor edits to the text regarding the Agency's intent in opposing the bill and noted that they have not yet seen the existing law go into effect to see how people meet those requirements. The Committee agreed that the letters would be presented to the Board under Consent.

4. Verbal Reports

Director Ramirez Holmes clarified that she does not want to look at SB 1412, which is the Hertzberg pre-qualification as she felt it would be controversial. She added that Director Sanwong might want to talk about the Maienschein bill, AB 1953 which would require publicly accessed buildings to install water bottle refill stations.

Director Sanwong responded that she is personally against plastic water bottles that are not meant to be reusable and would be interested in reviewing the bill.

Director Ramirez Holmes added that she, Ms. Pryor, and Ms. Mahoney will be meeting with Assemblymember Rebecca Bauer-Kahan to discuss the efforts Zone 7 has done in terms of desalination and what the Agency's concerns are.

Ms. Pryor stated that staff are reviewing how the drought impacts the water rights and water permits, which would ultimately impact the yield. The Bay Area Regional Reliability Project is doing two pilot transfers which would be transfers between the Central Valley Project and State Water Contractors Project, because that is how the Bay Area Regional Desal Project water would be accessed, and it is very hard to do transfers between projects.

Director Ramirez Holmes asked Ms. Mahoney to provide a one-pager on desalination and the history of what Zone 7 has been doing, and to also provide the bill list provided by the Gualco Group for future Legislative Committee meetings.

Ms. Mahoney added that she is still working with the California Special Districts Association to try to schedule an update to the Committee.

5. Adjournment – Director Ramirez Holmes adjourned the meeting at 5:00 p.m.

Palmer Board Report April 20, 2022

March 16-18 Water Education Foundation: Lower Colorado River Tour

"The lower Colorado River has virtually every drop allocated, yet demand is growing from myriad sources — increasing population, declining habitat, drought and climate change.

The 1,450-mile river is a lifeline to 40 million people in the Southwest across seven states, 30 tribal nations and Mexico. How the Lower Basin states – Arizona, California and Nevada – use and manage this water to meet agricultural, urban, environmental and industrial needs was the focus of this tour.

This year's tour took place while the river was experiencing extraordinary and historic turmoil, and during the centennial of the 1922 Colorado River Compact. The compact divided the river's watershed into two basins, established the water allotment for each basin and provided a framework for management of the river.

Already plagued by more than 20 years of drought, officials and water users face unprecedented conditions fueled by climate change. A poor snowpack and extreme dryness sent Lake Powell and Lake Mead plunging to record low elevations, prompting the first-ever shortage to occur in 2022. Despite Drought Contingency Plans enacted just a few years prior, experts agreed urgent actions are required before the set of operating guidelines expire in 2026.

This 3-day, 2-night tour journeyed along the Lower Colorado River from Hoover Dam and Lake Mead to the Salton Sea and the Coachella Valley, and included a boat trip through scenic Topock Gorge. Along the way, experts discussed challenges related to what has been the most contested, beloved for recreation and meticulously managed river in the United States." <https://www.watereducation.org/tour/lower-colorado-river-tour-2022>

March 22 - WORLD WATER DAY: Water Equity in California

"According to [data](#) published in 2019 by the World Health Organization and UNICEF in 2019, more than 785 million worldwide people did not have access to at least basic water services and more than 884 million people did not have safe water to drink. A [study](#) released by UC Berkeley and UC Los Angeles in January 2022 reports that an estimated 370,000 Californians rely on drinking water that may contain high levels of the chemicals arsenic, nitrate or hexavalent chromium. Other estimates that account for a broader range of contaminants and access issues put the number of Californians without access to clean water at over 1 million. A lack of infrastructure, aging systems, dried up wells, unaffordable rates, poor water quality, historical or systemic racism, are all more likely to impact lower-income communities.

Since 2012, California's "Human Right to Water" law (Assembly Bill 685) has declared that every person in the state has a right to clean, safe, and affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes. Now, under SB 200 we have the [SAFER](#) program.

Nationwide, the [Clean Water Act](#), [Resource Conservation and Recovery Act](#), and the [Safe Drinking Water Act](#), establish providing safe, clean water as a government obligation.

In this 1.5-hour event, we'll learn more about what is being done here in California to provide equal access to clean water to communities statewide."

Event Panelists:

- Letitia Carpenter, [US Water Alliance](#)
- Heather Lukacs, [Community Water Center](#)
- Amanda Ford, [California State Water Resources Control Board](#)
- Arthine Cossey van Duyne, [WaterFunder](#)

<https://awwee.org/events/mar-22-water-equity>

March 23 - I gave a presentation to the Concord Diablo Rotary Club on "**California Water Infrastructure Upgrade: Delta Conveyance and Beyond**" This included:

- Background on California water and the risk factors we face
- What the Delta Conveyance Project is (and isn't) including the alternatives
- Update on where we are now with this project and where Dept. of Water Resources is heading
- Other projects affecting our water here in northern California
 - Los Vaqueros Expansion
 - Sites Reservoir

This talk was modified and updated from previous talks given to Rotary Club of Livermore Valley, Dublin Rotary Club, Diablo Foothills Garden Clubs

March 25 - Monthly check-in with Graham Bradner, Executive Director of Delta Conveyance Project Design and Construction JPA (DCA)

March 25 - ACWA Board of Directors Meeting (Agenda Attached)

March 30 - Zone 7 Water Resources Committee on:

- Continued Participation in the Delta Conveyance Project Process and Funding of the Environmental Planning Process - 2023-2024 (our recommendation was to bring this to the full board)
- Chain of Lakes Pipeline Alignment Study - update

ORIGINATING SECTION: Administration
CONTACT: Valerie Pryor

AGENDA DATE: April 20, 2022

SUBJECT: General Manager's Report

SUMMARY:

The following highlights a few of the key activities which occurred last month. Also attached is a list of the General Manager (GM) contracts executed during March.

Drought Emergency and Drought Operations:

This year's January, February, and March have now become the driest on record. On April 1, the manual snow survey recorded just 2.5 inches of snow depth and a snow water equivalent of one inch, which is four percent of average for the Phillips Station, a key indicator location for statewide water operations forecasting. April 1 is typically when the snowpack is at its highest. In light of extreme dry conditions, the SWP Table A allocation was reduced from 15% to 5% or about 4,000 acre-feet (AF), resulting in about 8,000 AF of reduced water supply for Zone 7 this year. Staff continue to pursue water transfer opportunities and have adjusted the water supply operations plan to reflect this change.

On March 28, 2022, Governor Newsom issued the attached Executive Order asking Californians to limit summertime water use and directing the State Water Resources Control Board to adopt emergency regulations that require urban water suppliers that have adopted a Water Shortage Contingency Plan to implement, at a minimum, Level 2. The Executive Order also calls on the State Water Board to adopt emergency regulations defining "non-functional turf" and banning irrigation of non-functional turf in the commercial, industrial, and institutional sectors. An exception is made to ensure the health of trees and other perennial non-turf plantings. Zone 7 is currently in compliance with this order.

The Valley Pump Station is being expedited as a drought emergency project.

Operations and Maintenance:

Staff worked on several projects including support work for the Del Valle Water Treatment Plant (DVWTP) Ozonation post-project work, the Patterson Pass Water Treatment Plant (PPWTP) Expansion and Ozonation Project and the Valley Pump Station Project.

Staff have been preparing for the summer production season at the water facilities. Two SuperPulsators (water treatment plant sludge removal process infrastructure) were cleaned, an ozone contactor was also taken offline and cleaned and sludge drying beds are being cleaned.

Zone 7 has begun its annual fire prevention maintenance program along the flood protection channels it maintains. In addition to maintaining the channel facilities for flood activities, removing downed trees, and conducting regular inspections of the channels to ensure they're in working order, the Agency is also tasked with fire prevention activities. The channel mowing program, which commenced April 4, began in eastern Livermore, and will work its way through the city, then moving on to Pleasanton and finishing in Dublin. Mowing is expected to be completed by June 15. After that, the Agency will continue its monitoring program and repeat mowing or goat grazing where vegetation has grown back in.

Administration and Outreach:

Preparation of the FY 2022-24 Budget is underway.

Continuing Disclosure Annual Report: Staff completed the Continuing Disclosure Annual Report, satisfying the continuing disclosure undertakings of the Agency in connection with \$64 million Livermore Valley Water Financing Authority Water Revenue Bonds, 2018 Series A. The FY 2020-21 Continuing Disclosure Annual Report was uploaded to the Municipal Securities Rulemaking Board (MSRB) Electronic Municipal Market Access ("EMMA") website, for the benefit of the owners of the Obligations, on March 23, 2022. The report can also be found on the Zone 7 website.

Drought Campaign: We're still in a drought and under mandatory 15% conservation. Please help us keep up the water savings trend by liking our page and sharing our messages on [social media](#). We also have a <https://www.zone7water.com/post/drought-alert-15-mandatory-conservation-still-effect-tri-valley-2022> on the website that provides updates on the drought and outlines each retailer jurisdiction's watering restrictions. Please use this as a resource if you receive any questions about water restrictions as they vary by jurisdiction.

Engineering and Water Quality:

Regulatory Development – Hexavalent Chromium (Cr6): On March 22, 2022, California State Water Board posted the proposed administrative draft Cr6 Maximum Contaminant Level (MCL) at 10 parts per billion (ppb) and an associated detection limit for purposes of reporting (DLR) at 0.05 ppb. The proposed draft Cr6 MCL is at the same level as the previously invalidated MCL. In addition, State Water Board staff proposes a compliance schedule (2 to 3 years after the regulation takes effect) based on system size. Written public comments are due by April 29, 2022. After considering comments received on this administrative draft, the State Water Board plans to release a proposed MCL sometime in mid-2022. Zone 7 has one well (COL 5) above the proposed draft Cr6 MCL. This well had a blending plan that was previously

approved by the State Water Board. Zone 7 continues to operate per blending plan as conditions allow.

Patterson Pass Water Treatment Plant Upgrades and Ozonation Project: Testing of the signals and programming associated with the new filters is in progress. Currently, it is anticipated that plant startup will be in the first part of May, followed by startup of the ozonation system.

Valley Pump Station Project: The complete foundation for the building has been poured and completed. Conco has installed almost all the piping on the project site including all the discharge piping (see photo). The block building will begin construction on April 11 and should take approximately three weeks to complete.



Integrated Water Resources:

On March 29, 2022, state, federal and local water agencies announced broad agreement on measures to provide additional water flows and new habitat to help improve conditions in the Sacramento-San Joaquin River Delta watershed. The agencies signed an MOU that outlines terms for a Voluntary Agreement (VA) framework that represents a new approach to water management in the Delta and its rivers. The VA framework will provide new flows for the environment, create, and restore habitat for fish and wildlife, provide funding and outlines a governance and habitat monitoring framework. The VA will be analyzed and considered by the State Water Resources Control Board as an alternative for the Bay-Delta Water Quality Control Plan update. A fact sheet prepared by State Water Contractors is attached.

Sustainable Groundwater Management: California Code of Regulations Title 23 (CCR §356.2) requires Groundwater Sustainability Agencies to submit annual reports describing basin conditions by April 1 of every year. Staff submitted the Sustainable Groundwater

Management 2021 Annual Report for the Livermore Valley Groundwater Basin to the California Department of Water Resources (DWR) SGMA Portal on March 31 and met the April 1st statutory deadline. It is also available on Zone 7 website at:

https://www.zone7water.com/sites/main/files/file-attachments/2-010_wy_2021.pdf?1648845314.

This report included the essential components in compliance with the regulatory requirements. In addition to the required information, staff are preparing supplemental information as an appendix to the annual report to present additional information of Zone 7's programs (e.g., surface water, land subsidence).

Delta Conveyance Project: In November 2020, Zone 7 approved participation in the Delta Conveyance Project and \$2.8 million for two years (calendar years 2021 and 2022) of funding for environmental planning. The environmental planning and preliminary engineering work are on schedule and on budget and the Draft Environmental Impact Report (EIR) is scheduled to be released in mid-2022. As discussed at the time of this approval, the environmental planning process will take four years and the Zone 7 share of environmental planning costs will be approximately \$4.7 million for calendar years 2023 and 2024. Consideration of the next phase of participation and funding by the Zone 7 Board will take place in April 2022.

Zone 7 representatives continue to serve on the Boards of the Delta Conveyance Design and Construction Authority (DCA) and the Delta Conveyance Finance Authority (DCFA). Minutes for the January 20, 2022, and February 17, 2022, DCA Board meetings are attached to this report. Board packets for both the DCA and the DCFA can be found at: <http://www.dcdca.org/#meetings>.

Water Supply and Reliability Projects: Zone 7 is currently actively pursuing water supply and reliability projects. Key activities are as follows:

- Los Vaqueros Reservoir Expansion (LVE). Progress continues on critical items such as the development of service agreements, long-term financing, water rights and permitting, and engineering. A key focus is advancing the cost and funding allocation approach.
- Sites Reservoir. Key work on environmental permitting and water rights continues. More restrictive diversion criteria are being incorporated for planning purposes to achieve a higher degree of permitting certainty while maintaining project affordability. The US EPA formally invited the Sites Project Authority to apply for a \$2.2 billion low-interest loan through the Water Infrastructure Finance and Innovation Act (WIFIA). A loan through the WIFIA program could dramatically reduce the costs to participants.
- Local Water Supply and Water Quality Studies. Work on the 2022 Water Supply Evaluation Update continues, and a meeting was held with the Retailers to get feedback on the proposed approach.

Monthly List of GM Contracts

March 2022

<u>Contracts</u>	<u>Amount</u>	<u>Purpose</u>
Civicorps Schools	\$50,000	Debris and Vegetation Management
EKI Environment and Water, Inc.	\$50,000	As-needed Consulting Services related to implementation of the Sustainable Groundwater Basin, including 2021 Alternative Groundwater Sustainability Plan
EMA, Inc.	\$35,200	Technology Services for the Agency
Prudential Overall Supply	\$26,305	Laundry Services for Agency-Owned Uniforms and Rental Services for Mats and Shop Towels
Total March 2022	\$161,505	

EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA

EXECUTIVE ORDER N-7-22

WHEREAS on April 12, 2021, May 10, 2021, July 8, 2021, and October 19, 2021, I proclaimed states of emergency that continue today and exist across all the counties of California, due to extreme and expanding drought conditions; and

WHEREAS climate change continues to intensify the impacts of droughts on our communities, environment, and economy, and California is in a third consecutive year of dry conditions, resulting in continuing drought in all parts of the State; and

WHEREAS the 21st century to date has been characterized by record warmth and predominantly dry conditions, and the 2021 meteorological summer in California and the rest of the western United States was the hottest on record; and

WHEREAS since my October 19, 2021 Proclamation, early rains in October and December 2021 gave way to the driest January and February in recorded history for the watersheds that provide much of California's water supply; and

WHEREAS the ongoing drought will have significant, immediate impacts on communities with vulnerable water supplies, farms that rely on irrigation to grow food and fiber, and fish and wildlife that rely on stream flows and cool water; and

WHEREAS the two largest reservoirs of the Central Valley Project, which supplies water to farms and communities in the Central Valley and the Santa Clara Valley and provides critical cold-water habitat for salmon and other anadromous fish, have water storage levels that are approximately 1.1 million acre-feet below last year's low levels on this date; and

WHEREAS the record-breaking dry period in January and February and the absence of significant rains in March have required the Department of Water Resources to reduce anticipated deliveries from the State Water Project to 5 percent of requested supplies; and

WHEREAS delivery of water by bottle or truck is necessary to protect human safety and public health in those places where water supplies are disrupted; and

WHEREAS groundwater use accounts for 41 percent of the State's total water supply on an average annual basis but as much as 58 percent in a critically dry year, and approximately 85 percent of public water systems rely on groundwater as their primary supply; and

WHEREAS coordination between local entities that approve permits for new groundwater wells and local groundwater sustainability agencies is important to achieving sustainable levels of groundwater in critically overdrafted basins; and

WHEREAS the duration of the drought, especially following a multiyear drought that abated only five years ago, underscores the need for California to redouble near-, medium-, and long-term efforts to adapt its water management and delivery systems to a changing climate, shifting precipitation patterns, and water scarcity; and

WHEREAS the most consequential, immediate action Californians can take to extend available supplies is to voluntarily reduce their water use by 15 percent from their 2020 levels by implementing the commonsense measures identified in operative paragraph 1 of Executive Order N-10-21 (July 8, 2021); and

WHEREAS to protect public health and safety, it is critical the State take certain immediate actions without undue delay to prepare for and mitigate the effects of the drought conditions, and under Government Code section 8571, I find that strict compliance with various statutes and regulations specified in this Proclamation would prevent, hinder, or delay the mitigation of the effects of the drought conditions.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes, including the California Emergency Services Act, and in particular, Government Code sections 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately:

IT IS HEREBY ORDERED THAT:

1. The orders and provisions contained in my April 21, 2021, May 10, 2021, July 8, 2021, and October 19, 2021 Proclamations remain in full force and effect, except as modified by those Proclamations and herein. State agencies shall continue to implement all directions from those Proclamations and accelerate implementation where feasible.
2. To help the State achieve its conservation goals and ensure sufficient water for essential indoor and outdoor use, I call on all Californians to strive to limit summertime water use and to use water more efficiently indoors and out. The statewide Save Our Water conservation campaign at [SaveOurWater.com](https://www.SaveOurWater.com) provides simple ways for Californians to reduce water use in their everyday lives. Furthermore, I encourage Californians to understand and track the amount of water they use and measure their progress toward their conservation goals.
3. By May 25, 2022, the State Water Resources Control Board (Water Board) shall consider adopting emergency regulations that include all of the following:
 - a. A requirement that each urban water supplier, as defined in section 10617 of the Water Code, shall submit to the Department of Water Resources a preliminary annual water supply and demand assessment consistent with section 10632.1 of the Water Code no later than June 1, 2022, and submit a final annual water

supply and demand assessment to the Department of Water Resources no later than the deadline set by section 10632.1 of the Water Code;

- b. A requirement that each urban water supplier that has submitted a water shortage contingency plan to the Department of Water Resources implement, at a minimum, the shortage response actions adopted under section 10632 of the Water Code for a shortage level of up to twenty percent (Level 2), by a date to be set by the Water Board; and
- c. A requirement that each urban water supplier that has not submitted a water shortage contingency plan to the Department of Water Resources implement, at a minimum, shortage response actions established by the Water Board, which shall take into consideration model actions that the Department of Water Resources shall develop for urban water supplier water shortage contingency planning for Level 2, by a date to be set by the Water Board.

To further conserve water and improve drought resiliency if the drought lasts beyond this year, I encourage urban water suppliers to conserve more than required by the emergency regulations described in this paragraph and to voluntarily activate more stringent local requirements based on a shortage level of up to thirty percent (Level 3).

- 4. To promote water conservation, the Department of Water Resources shall consult with leaders in the commercial, industrial, and institutional sectors to develop strategies for improving water conservation, including direct technical assistance, financial assistance, and other approaches. By May 25, 2022, the Water Board shall consider adopting emergency regulations defining "non-functional turf" (that is, a definition of turf that is ornamental and not otherwise used for human recreation purposes such as school fields, sports fields, and parks) and banning irrigation of non-functional turf in the commercial, industrial, and institutional sectors except as it may be required to ensure the health of trees and other perennial non-turf plantings.
- 5. In order to maximize the efficient use of water and to preserve water supplies critical to human health and safety and the environment, Public Resources Code, Division 13 (commencing with section 21000) and regulations adopted pursuant to that Division are hereby suspended, with respect to the directives in paragraphs 3 and 4 of this Order and any other projects and activities for the purpose of water conservation to the extent necessary to address the impacts of the drought, and any permits necessary to carry out such projects or activities. Entities that desire to conduct activities under this suspension, other than the directives in paragraphs 3 and 4 of this Order, shall first request that the Secretary of the Natural Resources Agency make a determination that the proposed activities are eligible to be conducted under this suspension. The Secretary shall use sound discretion in applying this Executive Order to ensure that the suspension serves the purpose of accelerating conservation projects that are necessary to address impacts of the drought, while at the same time

protecting public health and the environment. The entities implementing these directives or conducting activities under this suspension shall maintain on their websites a list of all activities or approvals for which these provisions are suspended.

6. To support voluntary approaches to improve fish habitat that would require change petitions under Water Code section 1707 and either Water Code sections 1425 through 1432 or Water Code sections 1725 through 1732, and where the primary purpose is to improve conditions for fish, the Water Board shall expeditiously consider petitions that add a fish and wildlife beneficial use or point of diversion and place of storage to improve conditions for anadromous fish. California Code of Regulations, title 23, section 1064, subdivisions (a)(1)(A)(i)-(ii) are suspended with respect to any petition that is subject to this paragraph.
7. To facilitate the hauling of water for domestic use by local communities and domestic water users threatened with the loss of water supply or degraded water quality resulting from drought, any ordinance, regulation, prohibition, policy, or requirement of any kind adopted by a public agency that prohibits the hauling of water out of the water's basin of origin or a public agency's jurisdiction is hereby suspended. The suspension authorized pursuant to this paragraph shall be limited to the hauling of water by truck or bottle to be used for human consumption, cooking, or sanitation in communities or residences threatened with the loss of affordable safe drinking water. Nothing in this paragraph limits any public health or safety requirement to ensure the safety of hauled water.
8. The Water Board shall expand inspections to determine whether illegal diversions or wasteful or unreasonable use of water are occurring and bring enforcement actions against illegal diverters and those engaging in the wasteful and unreasonable use of water. When access is not granted by a property owner, the Water Board may obtain an inspection warrant pursuant to the procedures set forth in Title 13 (commencing with section 1822.50) of Part 3 of the Code of Civil Procedure for the purposes of conducting an inspection pursuant to this directive.
9. To protect health, safety, and the environment during this drought emergency, a county, city, or other public agency shall not:
 - a. Approve a permit for a new groundwater well or for alteration of an existing well in a basin subject to the Sustainable Groundwater Management Act and classified as medium- or high-priority without first obtaining written verification from a Groundwater Sustainability Agency managing the basin or area of the basin where the well is proposed to be located that groundwater extraction by the proposed well would not be inconsistent with any sustainable groundwater management program established in any applicable Groundwater Sustainability Plan adopted by that Groundwater Sustainability

Agency and would not decrease the likelihood of achieving a sustainability goal for the basin covered by such a plan; or

- b. Issue a permit for a new groundwater well or for alteration of an existing well without first determining that extraction of groundwater from the proposed well is (1) not likely to interfere with the production and functioning of existing nearby wells, and (2) not likely to cause subsidence that would adversely impact or damage nearby infrastructure.

This paragraph shall not apply to permits for wells that will provide less than two acre-feet per year of groundwater for individual domestic users, or that will exclusively provide groundwater to public water supply systems as defined in section 116275 of the Health and Safety Code.

10. To address household or small community drinking water shortages dependent upon groundwater wells that have failed due to drought conditions, the Department of Water Resources shall work with other state agencies to investigate expedited regulatory pathways to modify, repair, or reconstruct failed household or small community or public supply wells, while recognizing the need to ensure the sustainability of such wells as provided for in paragraph 9.
11. State agencies shall collaborate with tribes and federal, regional, and local agencies on actions related to promoting groundwater recharge and increasing storage.
12. To help advance groundwater recharge projects, and to demonstrate the feasibility of projects that can use available high water flows to recharge local groundwater while minimizing flood risks, the Water Board and Regional Water Quality Control Boards shall prioritize water right permits, water quality certifications, waste discharge requirements, and conditional waivers of waste discharge requirements to accelerate approvals for projects that enhance the ability of a local or state agency to capture high precipitation events for local storage or recharge, consistent with water right priorities and protections for fish and wildlife. For the purposes of carrying out this paragraph, Division 13 (commencing with section 21000) of the Public Resources Code and regulations adopted pursuant to that Division, and Chapter 3 (commencing with section 85225) of Part 3 of Division 35 of the Water Code and regulations adopted pursuant thereto are hereby suspended to the extent necessary to address the impacts of the drought. This suspension applies to (a) any actions taken by state agencies, (b) any actions taken by local agencies where the state agency with primary responsibility for the implementation of the directives concurs that local action is required, and (c) permits necessary to carry out actions under (a) or (b). The entities implementing these directives shall maintain on their websites a list of all activities or approvals for which these provisions are suspended.
13. With respect to recharge projects under either Flood-Managed Aquifer Recharge or the Department of Water Resources Sustainable

Groundwater Management Grant Program occurring on open and working lands to replenish and store water in groundwater basins that will help mitigate groundwater conditions impacted by drought, for any (a) actions taken by state agencies, (b) actions taken by a local agency where the Department of Water Resources concurs that local action is required, and (c) permits necessary to carry out actions under (a) or (b), Public Resources Code, Division 13 (commencing with section 21000) and regulations adopted pursuant to that Division are hereby suspended to the extent necessary to address the impacts of the drought. The entities implementing these directives shall maintain on their websites a list of all activities or approvals for which these provisions are suspended.

14. To increase resilience of state water supplies during prolonged drought conditions, the Department of Water Resources shall prepare for the potential creation and implementation of a multi-year transfer program pilot project for the purpose of acquiring water from willing partners and storing and conveying water to areas of need.
15. By April 15, 2022, state agencies shall submit to the Department of Finance for my consideration proposals to mitigate the worsening effects of severe drought, including emergency assistance to communities and households and others facing water shortages as a result of the drought, facilitation of groundwater recharge and wastewater recycling, improvements in water use efficiency, protection of fish and wildlife, mitigation of drought-related economic or water-supply disruption, and other potential investments to support short- and long-term drought response.

IT IS FURTHER ORDERED that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 28th day of March 2022.



GAVIN NEWSOM
Governor of California

ATTEST:

SHIRLEY N. WEBER, PH.D.
Secretary of State



CALIFORNIA'S VOLUNTARY AGREEMENTS

A TRANSFORMATIONAL APPROACH TO HEALTHY RIVERS, FARMS AND COMMUNITIES

For many years, the state of California has led the development of a watershed-wide approach to flows, ecosystem restoration and water supply reliability. Termed "Voluntary Agreements" (VAs), this transformational approach represents a collaborative integration of the latest science, dedicated funding and flow and habitat actions to improve and protect the Delta and its tributaries while preserving adequate water supplies for 35 million Californians.

The Voluntary Agreements are More: Affordable | Flexible | Adaptive | Reliable | Better for California



A COLLABORATIVE APPROACH

Through partnerships and cooperation with state, federal and local water agencies, the VAs set California on a new and innovative path – a remarkable alternative to more limited regulatory approaches that result in prolonged litigation and no benefits to California's environment or economy.



AN UNPRECEDENTED SUITE OF INNOVATIVE FINANCING

Funding for the VAs will come from the state government, federal government and Public Water Agencies, totaling nearly \$3 billion at full participation.

- Public Water Agencies: **\$522 million** for an environmental water budget, science program and governance
- State of California: **\$1.4 billion**
- Federal Government: **\$740 million** to assist with science and habitat restoration



THE LARGEST PURCHASE OF WATER FOR THE ENVIRONMENT IN CALIFORNIA'S HISTORY

The VAs provide significant investments to improve fish and wildlife habitat conditions throughout the watershed. Many identified environmental improvement projects could be implemented in the next 12-18 months – injecting tens of millions of dollars into the state's economy for habitat restoration projects.

- Up to **825,000 acre-feet of water** for the environment
- **More than 45,000 acres** of instream habitat, new spawning and rearing habitat, floodplain habitat and fish food production



SCIENCE-BASED GOVERNANCE & ADAPTIVE MANAGEMENT

The VAs Governance Program will bring together conservation groups, public water agencies and local, state and federal representatives to direct flows and habitat restoration, conduct regular assessments and implement a robust science program. The Governance Program will address changing climate conditions and support research to improve management actions for native fish. Flow and non-flow measures will be adaptively managed through structured decision making and informed by the latest science.



UNPRECEDENTED COMMITMENT & MOMENTUM: THE TIME TO ACT IS NOW

Ongoing droughts and increased climate extremes mean Californians cannot afford to take a decades-long regulatory or litigious approach – time is not on our side. California’s economy and environment needs a holistic, functional flow water management strategy that applies the best science to meet real-time ecosystem needs while providing sustainable water supplies for communities. **The VAs provide this solution.**

NEXT STEPS

Once approved by participating parties, the VAs proposal will be submitted to the State Water Resources Control Board (Water Board) for third-party scientific assessment, environmental review and appropriate public input. The Water Board’s environmental review will analyze the VAs plan as an alternative for the update to the Bay-Delta Water Quality Control Plan. If approved by the Water Board, the VAs will become the new Bay-Delta Water Quality Control Plan and will be implemented through binding agreements between the Water Board, the Department of Water Resources and participating water agencies to direct water, funding and habitat restoration efforts to improve the health of California’s Bay-Delta ecosystem and its tributaries.

Public Water Agencies are working with a broad coalition of stakeholders, including state and federal agencies, to implement the VAs and ensure that the flow, habitat and funding objectives are realized in terms of real water, real habitat projects and real dollars.



THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA



BOARD OF DIRECTORS MEETING

MINUTES

REGULAR MEETING

Thursday, January 20, 2022

2:00 p.m.

(Paragraph numbers coincide with agenda item numbers)

1. CALL TO ORDER

The regular meeting of the Delta Conveyance Design and Construction Authority (DCA) Board of Directors was called to order remotely - Conference Access Information: Phone Number: (916)262-7278, code: 1475397607#, <https://meetings.ringcentral.com/j/1475397607> at 2:00 pm.

2. ROLL CALL

Board members in attendance were Richard Atwater, Martin Milobar, Tony Estremera, Sarah Palmer, Gary Martin, Robert Cheng, and Adnan Anabtawi, constituting a quorum of the Board.

DCA staff members in attendance were Graham Bradner, Joshua Nelson, Nazli Parvizi, and Katano Kasaine.

Department of Water Resources (DWR) staff member in attendance was Carrie Buckman.

3. PLEDGE OF ALLEGIANCE

President Richard Atwater convened the open session at approximately 2:00 p.m. and led all present in reciting the Pledge of Allegiance.

4. PUBLIC COMMENT

President Atwater provided an overview of the public comment process.

President Atwater opened Public Comment, there were no public comment requests received and he proceeded to close the comment period.

5. APPROVAL OF MINUTES: November 18, 2021 Regular Board Meeting, December 16, 2021 Special Board Meeting, and January 14, 2022 Special Board Meeting

Recommendation: Approve the November 18, 2021 Regular Board Meeting, December 16, 2021 Special Board Meeting, and January 14, 2022 Special Board Meeting

Motion to Approve Minutes from November 18, 2021, December 16, 2021, and January 14, 2022, as

Noted: Palmer

Second: Martin

Yeas: Atwater, Milobar, Estremera, Palmer, Martin, Cheng, Anabtawi

Nays: None

Abstains: None
Recusals: None
Absent: None
Summary: 7 Yeas; 0 Nays; 0 Abstain; 0 Absent. (Motion passed as MO 22-01-01).

6. CONSENT CALENDAR

Recommendation: Approve Resolution Authorizing Virtual Board and Committee Meetings Pursuant to AB 361

Motion to Approve Resolution Authorizing Virtual Board and Committee Meetings Pursuant to AB 361, as

Noted: Palmer
Second: Estremera
Yeas: Atwater, Milobar, Estremera, Palmer, Martin, Cheng, Anabtawi
Nays: None
Abstains: None
Recusals: None
Absent: None
Summary: 7 Yeas; 0 Nays; 0 Abstain; 0 Absent. (Motion passed as Resolution 21-08-03).

7. DISCUSSION ITEMS:

a) **January DCA Monthly Report**

Informational Item

Executive Director Graham Bradner provided an overview of the monthly board report, starting with Section 1: Worked Performed. He stated that the engineering team prepared the updated engineering project report for all three (3) proposed alternatives. This included updates to the main narrative report supporting technical memoranda and the GIS data that represents all of the features and updated engineering drawings. This is a significant milestone as it represents a fully conformed fresh set of information that is updated as needed or per DWR's request.

Mr. Bradner continued to Section 2: Stakeholder Engagement, highlighting the social media metrics. He mentioned that DCA continues to focus on community outreach and engagement and providing updated information through various social media platforms.

Lastly, moving on to Section 3: Budget, Mr. Bradner explained that we have a current budget of \$23.5 million, of which \$17.5 million has been committed. Currently all activities are on schedule.

No questions or comments were presented from the Board.

b) **Second DCA FY 21/22 Budget Adjustment**

Adopt by Minute Order

Mr. Bradner provided a budget summary for Fiscal Year (FY) 21/22. The proposed revised budget of \$24.48 million is based on the final closeout from FY 20/21, which includes a continued underrun of \$978,396. He reminded the Board of the \$2 million initial underrun that was rolled over in July to the FY 21/22 budget, revising the budget from \$21.5 million to \$23.5 million. This current budget change request will increase the adopted FY 21/22 budget from \$23.5 million to \$24.48 million.

Recommendation: Approval of Second DCA FY 21/22 Budget Adjustment

Motion to Approve Second DCA FY 21/22 Budget Adjustment by minute order, as

Noted: Palmer
 Second: Anabtawi
 Yeas: Atwater, Milobar, Estremera, Palmer, Martin, Cheng, Anabtawi
 Nays: None
 Abstains: None
 Recusals: None
 Absent: None
 Summary: 7 Yeas; 0 Nays; 0 Abstain; 0 Absent. (Motion passed as Minute Order 22-01-02).

c) Adopt Resolution to Sunset the Stakeholder Engagement Committee

Adopt Resolution

DCA Communications Manager, Nazli Parvizi, provided a brief overview of the reasoning behind sunseting the Stakeholder Engagement Committee (SEC). Ms. Parvizi reminded the Board that they approved the start of the SEC and now it is time for them to make the decision of sunseting the committee. She also mentioned that the DCA has drafted a White Paper to encapsulate the process of creating the SEC, as well as lessons learned. In the event that the proposed project is approved, the DCA may want to form other committees and will have the White Paper as a reference. The draft White Paper is attached in the Board Packet and the DCA will later invite SEC members to provide their input. The final White Paper will be posted to the DCA website once the review process is completed.

Director Martin expressed his appreciation of staff keeping the Board informed of the direction the SEC was headed. He also thanked Vice President/Chair Palmer, Ms. Parvizi, and staff of their work for this effort. He stated that this effort speaks very well for the Board and the project, and the effort we are making to keep communication open with the public.

Vice President Palmer thanked Director Martin for his comment. She also acknowledged former Executive Director, Kathryn Mallon, for her role in forming the SEC.

Public comment by Osha Meserve, representing the Local Agencies of the North Delta, stated that it is fine to summarize what occurred in the meetings and there was quite a bit of effort made to present important information. She also expressed her concerns about the existence of the SEC meetings and input being used as evidence that the tunnel would be consistent with existing land uses at a future proceeding such as Delta Stewardship Counsel. She stated that the SEC meetings

were useful to have, however, none of the people who participated would want it to be used against them later as evidence that their concerns were addressed. Another concern she expressed was that although the stakeholder group was stylized as something that would be used outside of the environmental review and California Environmental Quality Act (CEQA) mitigation process, she believes that some of the things that occurred probably would be required under CEQA as feasible mitigation to lessen significant impacts on the environment. She mentioned that as long as the Delta Conveyance Authority is careful about how it discusses the stakeholder work, then those concerns should not be an issue. She reminded the Board that many SEC members stated multiple times during the meetings that the tunnel was not the right project for the Delta and that there weren't really any ways to mitigate the extremely huge impacts on the Delta community and the environment. She acknowledged that certain positive things did come from the process and reiterated her concern of the way in which the process is described in the future.

Director Estremera thanked Chair Palmer and Vice Chair Keegan for their leadership and all of the members of the committee that participated in the process. He assured the Delta community that the Board will make sure that they can continue to participate, and the Board will participate in communities impact review following the CEQA process.

President Atwater stated his appreciation for the public input and also the effort of the Directors in providing leadership in the meetings.

Vice President Palmer brought attention to the importance of the attendance of the members of the public at the SEC meetings.

Director Cheng also thanked all of the Staff, members, and tireless volunteers who committed an abundant amount of their time into the effort. He stated that he realizes that the process may have not been perfect but there is respect for trying to listen to the needs of the community. He agreed that the input provided is valuable and reemphasized comments made by the fellow Directors, which is that the comments will be taken to heart as we proceed with this process.

Vice President Palmer thanked Nazli Parvizi for her diplomacy with everyone, Valerie Martinez, SEC Facilitator, for facilitating the meetings, and Carrie Buckman, DWR Environmental Manager, for her participation in presentations.

No further questions or comments were presented from the public or the Board.

Recommendation: Adopt Resolution to Sunset the Stakeholder Engagement Committee

Motion to Approve Adopt Resolution to Sunset the Stakeholder Engagement Committee, as

Noted: Palmer
Second: Milobar
Yeas: Atwater, Milobar, Estremera, Palmer, Martin, Cheng, Anabtawi
Nays: None
Abstains: None
Recusals: None
Absent: None
Summary: 7 Yeas; 0 Nays; 0 Abstain; 0 Absent. (Motion passed as Resolution 22-01).

d) **Adopt Resolution to Award Geotechnical Exploration and Reporting Services Contract, Making Responsible Agency Findings Under CEQA, Considering a Mitigated Negative Declaration and Addendum and Adopting a Mitigation Monitoring and Reporting Program**

Adopt Resolution to Award and Adopt

Executive Graham Bradner introduced Michael Wuflestad, DCA's Procurement Manager. Mr. Wuflestad informed the Board that as a part of the project, the DCA determines and requires the services of a professional consultant for geotechnical exploration, testing and reporting services during the permitting and planning phase. The geotechnical consultant will assist the DCA with subsurface exploration, laboratory testing of rock, soil, and water samples, and prepare Geotechnical Data Reports (GDRs). The term for the proposed contract is three (3) years with a proposed contract value, not to exceed \$30 million. The agreement will be task order based with the possibility of multiple task orders being issued each year, based on need.

Mr. Wuflestad then provided a summary of the procurement process that the DCA's followed, stating that the request for qualifications (RFQs) was issued on October 1st, 2021, via the DCA website and the E-Builder system. The statement of qualifications (SOQs) were due November 5th, 2021, and evaluated from November 8th, 2021, to November 19th, 2021. After the completion of evaluations, interviews and presentation were held with the short-listed firms on December 8th, 2021, and December 14th, 2021. The selection criteria in the RFQ included firm qualifications and experience, personnel performance and experience, technical understanding, Small Business Enterprise and Disabled Veteran Business Enterprise (SBE/DVBE) participation, and cost evaluation. The DCA received SOQs from three (3) firms: AECOM Technical Services, Inc., Blackburn Consulting Inc., and Fugro Land USA. During the review process of the SOQs, DCA staff checked for compliance related to the RFQ and references provided by each respondent. All SOQs and references received from each firm were deemed responsive and favorable. An evaluation committee was formed to compile the SOQ scores and select a short-list of the top two firms based on the highest ranked firms. Once interviews of the short-list firms were complete, the evaluation committee compiled the combined SOQ and interview score to recommend the highest ranked firm to the Board, AECOM Technical Services Inc.

President Atwater inquired about the expected first task order date.

Executive Graham Bradner informed that the next step would be the negotiating of the task order, followed by the planning for potential investigations this Spring.

Director Anabtawi asked if the DCA staff would be presenting subsequent task orders to the Board.

Executive Graham Bradner informed the Board that there is an authorized budget established in the current FY 21/22 budget for Geotechnical Exploration and Reporting Services. The recommended resolution would allow DCA Staff to issue the task order without further approval.

General Counsel Josh Nelson confirmed the information provided by Mr. Bradner and added that there would be budget control through the Board approval of the annual budget for the Geotechnical line item.

Treasurer Katano Kasaine clarified that there are not firm funding commitments for subsequent years, and it will be included as a line item in each proposed annual budget.

Vice President Palmer asked if the budget may be under the 30 million allocation if the task orders are delayed.

Executive Director Graham Bradner confirmed Vice President Palmer's question.

Director Martin suggested that the DCA include an update of the task orders with a description and narrative in the monthly board report.

Public comment by Osha Meserve, representing the Local Agencies of the North Delta, pointed out that the Staff Report or Board Memo does not disclose that the environmental review, that staff is saying that the DCA would rely on in approving this contract, is in litigation. The mitigated negative declaration was challenged in August of 2020 in Sacramento Superior Court and later an amended complaint was filed in March 2021, that pulls in the addendum. Under CEQA, because it is a short form review, plaintiffs including the Central Delta Water Agency, South Delta Water Agency and local water agencies of the North Delta are arguing that there are potentially significant impacts of these geotechnical exploration activities, at the project level and the cumulative level. Ms. Meserve recalled that the draft Environmental Impact Report (EIR) for the failed two tunnel project also included review of the geotechnical exploration and she expects that the new single tunnel EIR will probably do the same. She is unaware of when this matter will go before the court, however she believes it is important for the DCA Board to know that the environmental documents upon which the DCA are relying, are being challenged. She mentioned that as far as the plaintiffs are concerned, these environmental documents are inadequate to adequately review this matter. She stated that they believe the review of exploration activities of the tunnel, and the construction and operation of the tunnel should be combined together in the review under the Environmental Quality Act. She also pointed out that the access on to the properties that would be required for much of the exploration is in a different court in a coordinated proceeding in the San Joaquin County as many of the property owners have not agreed to allow entry. She wanted to ensure that the Board is aware of this matter and that this is a very contentious item.

Josh responded to Ms. Meserve's comment, stating that she is correct in her statement. He mentioned that the DCA is aware of the litigation that is ongoing and will return to the Board if the litigation prevents or affects the DCA from moving forward. He reminded the Board that all geotechnical work is done under the direction of the DWR.

No further questions or comments were presented from the public or the Board.

Recommendation: Adopt Resolution to Award Geotechnical Exploration and Reporting Services Contract, Making Responsible Agency Findings Under CEQA, Considering a Mitigated Negative Declaration and Addendum and Adopting a Mitigation Monitoring and Reporting Program

Motion to Adopt Resolution to Award Geotechnical Exploration and Reporting Services Contract, Making Responsible Agency Findings Under CEQA, Considering a Mitigated Negative Declaration and Addendum and Adopting a Mitigation Monitoring and Reporting Program Services, as

Noted: Palmer
 Second: Estremera
 Yeas: Atwater, Milobar, Estremera, Palmer, Martin, Cheng, Anabtawi
 Nays: None
 Abstains: None
 Recusals: None
 Absent: None
 Summary: 7 Yeas; 0 Nays; 0 Abstain; 0 Absent. (Motion passed as Resolution 22-02).

8. STAFF REPORTS AND ANNOUNCEMENTS:

a. General Counsel’s Report

A written report was provided in the Board package. Mr. Nelson highlighted the AB361 30-day findings, stating that with February being a short month, the Board will not have to conduct both special and regular meetings for the months of February and March as they had to do in the previous months. He also mentioned that staff is still evaluating hybrid meetings, to have both in-person and remote participation, however, the Sacramento County Health Officer issued an order suspending all in-person meetings by Brown Act bodies in the county until further notice. If and when this order is lifted, staff can provide options for hybrid or in-person meetings.

b. Treasurer’s Report

Two written reports were provided in the Board package. Ms. Katano provided an overview of the total disbursements for November and December 2021 of \$2,511,555. She noted the nonoperating expense for the return of the DCA stand-up costs was \$800,000, leaving the ending cash balance at \$396,010. She also mentioned that the budget is at \$23.5 million, and the approved revised budget will be reflected in the next report.

c. DWR Environmental Manager’s Report

A written report was provided in the Board package. Ms. Buckman highlighted that DWR is continuing the development of the draft Environmental Impact Report (EIR), with plans to release it in the middle of this year. She also mentioned that a case meeting workshop was held for interested members of the public, about previous community benefits programs and lessons learned, which is a part of DWR’s continuing efforts to develop a framework for the community benefits program to include in the draft EIR.

d. Verbal Reports

None.

9. FUTURE AGENDA ITEMS:

None.

10. ADJOURNMENT:

President Atwater adjourned the meeting at 2:52 p.m., remotely - Conference Access Information:

Phone Number: (916)262-7278, code: 1475397607#, <https://meetings.ringcentral.com/j/1475397607>

BOARD OF DIRECTORS MEETING

MINUTES

SPECIAL MEETING

Thursday, February 17, 2022

2:00 p.m.

(Paragraph numbers coincide with agenda item numbers)

1. CALL TO ORDER

The regular meeting of the Delta Conveyance Design and Construction Authority (DCA) Board of Directors was called to order remotely - Conference Access Information: Phone Number: (916)262-7278, code: 1488889944#, <https://meetings.ringcentral.com/j/1488889944> at 2:00 p.m.

2. ROLL CALL

Board members in attendance were Richard Atwater, Martin Milobar, Tony Estremera, Gary Martin, Robert Cheng, Adnan Anabtawi, and Alternate Director John Weed sitting in for Sarah Palmer, constituting a quorum of the Board.

DCA staff members in attendance were Graham Bradner and Joshua Nelson.

3. PLEDGE OF ALLEGIANCE

President Richard Atwater convened the open session at approximately 2:00 p.m. and led all present in reciting the Pledge of Allegiance.

4. PUBLIC COMMENT

President Richard Atwater opened Public Comment, there were no public comment requests received, therefore the comment period was closed.

5. DISCUSSION ITEMS:

- a) **Extend Resolution No. 2021-08 Authorizing Virtual Board and Committee Meetings Pursuant to AB 361**

Approve by Motion

General Counsel Josh Nelson informed the Board that this item is to reauthorize the AB 361 findings which is needed once every 30 days. He noted that AB 361 is not tied to the rescinding of the mask mandate, rather it is tied to the statewide declaration of emergency which is currently set to go through the end of March but may be extended by the Governor.

Recommendation: Extend Resolution No. 2021-08 Authorizing Virtual Board and Committee Meetings Pursuant to AB 361

Motion to Approve Second Amendment to Management Partners Agreement for Executive Director Services, as

- Noted: Estremera
- Second: Anabtawi
- Yeas: Atwater, Milobar, Estremera, Martin, Cheng, Anabtawi, Weed
- Nays: None
- Abstains: None
- Recusals: None
- Absent: None
- Summary: 7 Yeas; 0 Nays; 0 Abstain; 0 Absent. (Motion passed as Resolution 21-08-04).

6. ADJOURNMENT:

President Atwater adjourned the meeting at 2:04 p.m., remotely - Conference Access Information: Phone Number: (916)262-7278, code: 1488889944#, <https://meetings.ringcentral.com/j/1488889944>

ORIGINATING SECTION: Office of the General Manager
CONTACT: Alexandra Bradley

AGENDA DATE: April 20, 2022

SUBJECT: March Outreach Activities

SUMMARY:

To deliver on the Agency's 2020-2024 Strategic Plan Goal F which strives to engage our stakeholders to foster mutual understanding, staff implements and oversees a multi-faceted outreach and communications program to connect with and engage stakeholders. Through an open and transparent approach, the Agency seeks to deliver effective customer-centric communications, reaching constituents where, when, and how they prefer. Effective communication builds confidence, trust, and awareness among constituents, increases participation to help with effective decision making, and helps strengthen Zone 7's commitment to its mission and vision. This monthly staff report provides timely updates on progress towards meeting the goal of engaging our stakeholders.

Communications Plan Updates:

Drought Outreach: Staff continues to focus on drought messaging, educating residents about 15% mandatory conservation. Staff will be ramping up marketing for the warmer, higher water demand months and has added additional public events calendar as pandemic conditions have begun to allow for increased event participation. New drought outreach materials are being ordered for events. Drought outreach efforts are being coordinated with retailer partners.

Livermore Water Conservation Art Contest: This year's contest theme was "Water's Journey", which was designed to challenge students to learn more about how Livermore's drinking water travels hundreds of miles from the Sierra Nevada to our taps. Fifty-four young artists submitted posters to this year's water awareness poster contest which featured the theme "Water's Journey." Through a community vote, three winners have been selected, along with honorable mentions. An awards presentation will be held at the Livermore City Council meeting on April 25. Artwork from all ten finalists will be displayed in the Livermore Chamber of Commerce's windows during the month of May in celebration of "Drinking Water Awareness Month".

Fix A Leak Week: Staff promoted Fix a Leak Week with a series of outreach materials, including a feature on Water Wise Wendy's Fix a Leak tips in the Patch, a press release, a social media campaign and an activity for kids through the Schools' Program.

Press: In March staff sent out three news releases:

- [Zone 7 Board of Directors declare March 14-20, 2022, Fix a Leak Week](#)
- [A Third Year of Drought Imminent, State Water Project Allocations Reduced](#)
- [Two Weeks Remain in Zone 7 Board of Directors Candidate Filing Period](#)

Schools' Program:

During the month of March Zone 7 teachers taught 19 in person classes and 5 using our Live-Stream platform. We continue to offer and schedule classes and follow each school's protocols for on-site visits.

A [Kid Zone newsletter](#) was sent out in March promoting Fix a Leak Week.

Completed In-Person Events:

Livermore Innovation Fair, Saturday, March 19 10:00am-5:00pm at Alameda Fairgrounds. Hands on event with over 50 exhibitors. Zone 7 was represented with a booth with an interactive activity and our usual giveaways and information about rebates. The fair was incredibly well attended, and hundreds of people stopped by the booth, so many people that staff lost count. Staff gave out 300 hand sanitizers, bags, and toothbrushes as well as flyers.

A Day by The Water, Sunday, March 20, 10:00am-3:00pm at Del Valle Regional Park. Attendees were invited to visit the newly renovated Visitors Center at Del Valle and interact with booths set up outdoors all focusing on the importance of water in our valley. Over 115 people visited the Zone 7 booth and enjoyed learning about our watershed and the water flowing through it.

Sunol Weekend, Saturday, March 26, 12:00pm-3:00pm outside of the Sunol Visitors Center. This activity replaces the Sunol Wilderness Festival. Zone 7 set up a booth and interacted with participants of an organized hike in Sunol. Over 130 patrons talked to our representative and enjoyed information and a seed activity. Handouts and information were also available.

Upcoming In-Person Events:

[Zone 7 Free Lawn Conversion Webinar](#), Thursday, April 14, 6:30pm. This webinar, presented by Loren McIrvin of Allied Landscape will walk residents through the process of converting a lawn into a water wise garden. Retailers will be on hand to answer rebate questions.

Ag & Enviro Adventure Day, Thursday, April 21, 8:00am-3:00pm at Livermore High School. Zone 7 will participate in this organized event for Livermore third graders with an interactive movement-based activity which highlights our watershed and its connection with the community.

Career Day at Foothill HS, Thursday, April 21, at Foothill High School. Zone 7 will participate with a booth and information about water industry-based jobs. Students will be invited to play a game that will teach the types of careers in the industry and the educational paths to these.

Hometown Water Documentary Film Screening Event, Thursday, April 21, 7:00pm-8:30pm. Zone 7 will host a booth with information about the Agency as well as rebates and drought giveaways.

City of Dublin Volunteer and Environmental Resource Fair, Saturday, April 23 from 11am-2pm at Emerald Glen Park. Zone 7 will participate with a booth, providing information on how to save water during the drought, rebate programs and volunteer opportunities through the Living Arroyos Program.

Career Day at Amador Valley HS, Thursday, April 28, at Amador Valley High School. Zone 7 will participate with a booth and information about water industry-based jobs. Students will be invited to play a game that will teach the types of careers in the industry and the educational paths to these.

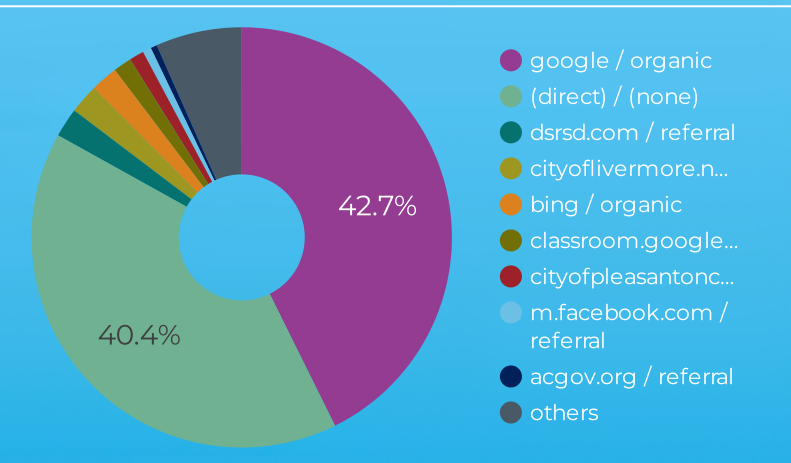
ATTACHMENT:

Analytics Dashboards

	Source / Medium	New Users
1.	google / organic	1,480
2.	(direct) / (none)	1,401
3.	dsrsd.com / referral	78
4.	cityoflivermore.net / referral	78
5.	bing / organic	73
6.	classroom.google.com / referral	49
7.	cityofpleasantonca.gov / referral	39
8.	m.facebook.com / referral	23
9.	acgov.org / referral	17
10.	googleads.g.doubleclick.net / referral	16
11.	duckduckgo.com / referral	12
12.	patch.com / referral	12
13.	linkedin.com / referral	11

Acquisition Insights for March 2022:

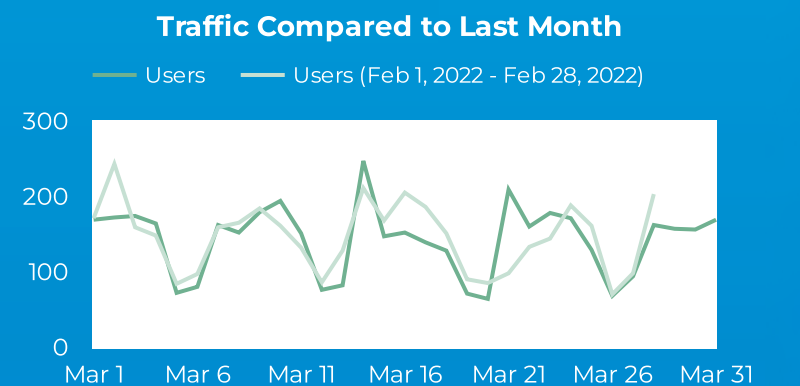
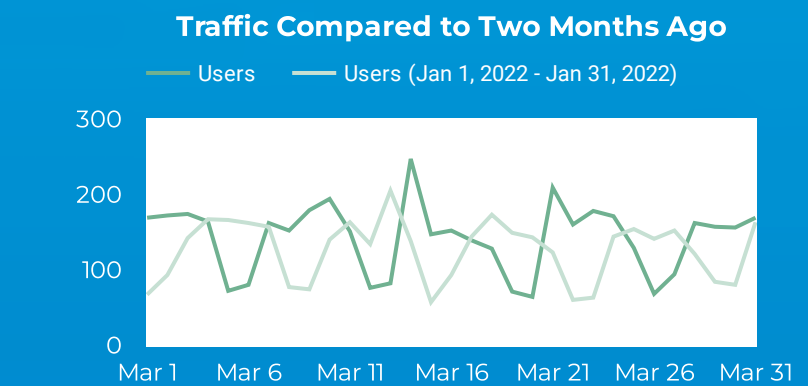
- The majority of the snapshot statistics continue to increase since January. The bounce rate has decreased, which is good, indicating that more visitors are viewing additional content within the site.
- The top referrals for new users are coming from a direct source, google, or partner agency sites.



Snapshot:

Users	New Users	Sessions	Pageviews	Bounce Rate	Avg. Session Duration
3,713	3,466	4.8K	9,478	57.22%	00:01:33
↑ 5.3%	↑ 5.2%	↑ 5.6%	↑ 11.0%	↓ -6.8%	↓ -1.8%

	Landing Page	Users	Bounce Rate
1.	/	728	35.4%
2.	/post/examples-water-cycle-story	356	84.45%
3.	/construction-business-opportunities	349	47.9%
4.	/water-wise-wendy	301	91.6%
5.	/post/lessons-fifth-grade-label-water-cycle	292	74.92%
6.	/careers	149	30.1%



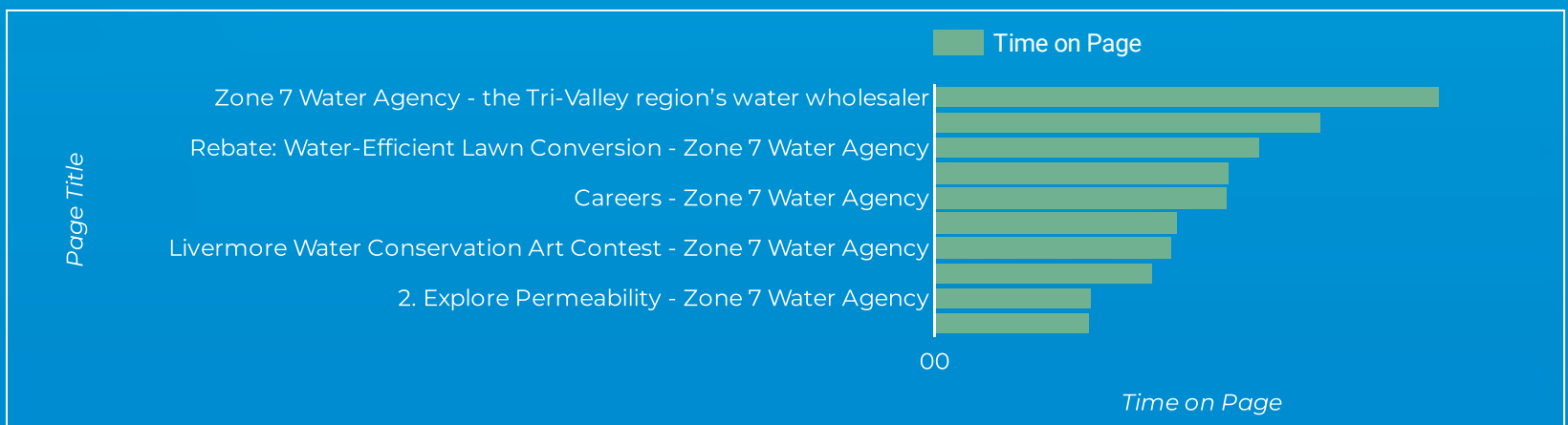
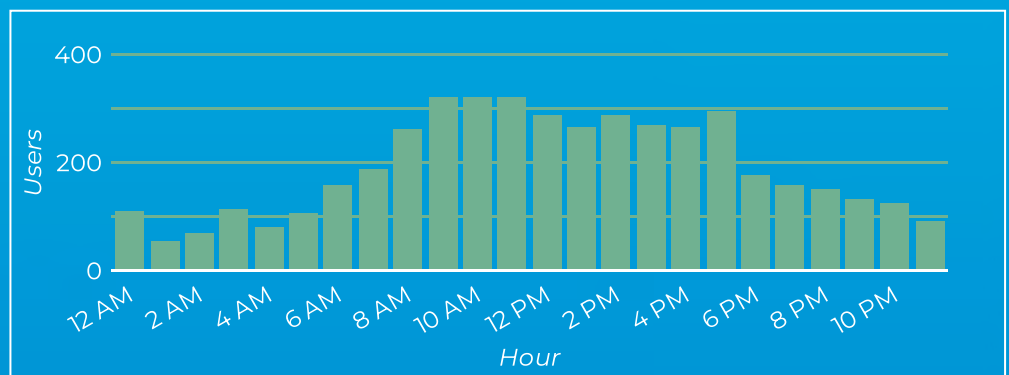
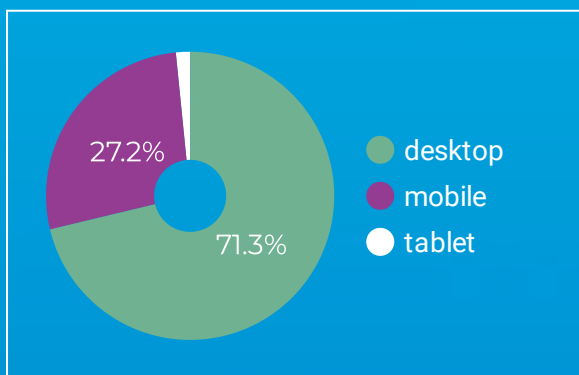
Behavior Insights for March 2022:

- This month the Zone 7 Home page had the most views with 808 users with 648 of those new users.
- Construction & Business opportunities was second as construction gets more underway.
- Users are still spending the most amount of time on the main Zone 7 Water Agency homepage, with an average time of 10 minutes. This long length of time could be viewing the water conservation tips on the homepage.

Top 10 most visited pages on the website from new users:

	Page Title	Users	New Users
1.	Zone 7 Water Agency - the Tri-Vall...	808	648
2.	Examples of a Water Cycle Story - ...	358	353
3.	Construction & Business Opportu...	401	300
4.	Water Wise Wendy - Zone 7 Water ...	311	291
5.	4. Label the Water Cycle - Zone 7 ...	292	290
6.	Careers - Zone 7 Water Agency	253	124
7.	DROUGHT ALERT: 15% MANDATO...	144	122
8.	Rebate Programs - Zone 7 Water ...	169	118
9.	Page not found - Zone 7 Water Ag...	127	107
10.	Rebate: Water-Efficient Lawn Con...	189	97

Source / Medium	Page Depth / Users							
	0	1	2	3	4	5	6	7
google / organic	13	1,136	260	146	96	48	35	24
(direct) / (none)	4	1,078	227	79	41	23	16	10
bing / organic	-	44	22	13	9	7	5	4
cityoflivermore.net / r...	2	66	17	6	3	3	1	1
dsrsd.com / referral	1	24	38	14	10	2	3	2



Facebook Insights for March 2022:

- In March, Facebook followers remained at 567. Comparing followers to 2021, the page has gained 260 followers.
- The top ten posts for the month include conservation posts and our high efficiency washing machine rebates post. There were paid posts promoting the washing machine rebates and we have had a few dry months in a row.
- The top 3 performing videos for the month all stemmed from the Water Wise Wendy Fix a leak week campaign: check for toilet leaks, listen for running water and check your water meter.

Monthly Snapshot

Posts	Reach	Impressions	Engaged Users
32	2,982	3,208	171

Growth in page likes over past year

Total Page Likes: 567



Top 3 performing videos for month



Water Wise Wendy
Check for toilet leaks
with food color drops
| 46 views



Water Wise Wendy
Listen for running
water | 16 views



Water Wise Wendy
Check your water
meter | 14 views

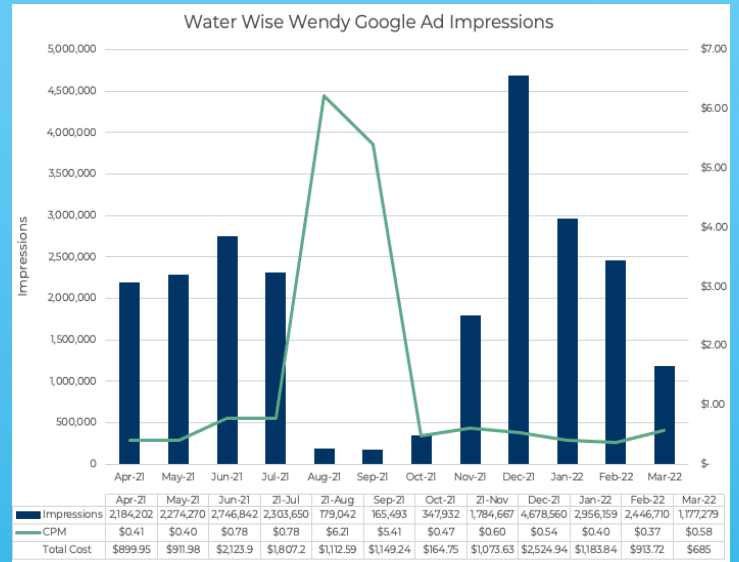
Top 10 posts for month, by total reach

Post Message	Type	Posted	Total Reach	Total Impressions	Engaged Users
We missed our 15% conservation goal in February by a lot! The Tri-Valley only conserved 1% of water compared to 2020. Cutting back on outdoor water use is the easiest way to save water. Mandatory 15% conservation is still in effect. You can find your local water use restrictions by visiting www.zone7water.com/drought	Photo	3/23/22 4:50 PM	806	809	24
A new washing machine can be a great way to save water! With a high-efficiency washer, you can save 15 gallons on every load or up to 3,120 gallons a year if you are washing four loads per week! Those gallons saved will help meet the mandatory 15% water saving goal for the Tri-Valley. Learn more about this rebate and more ways to conserve at www.zone7water.com/conserve #waterwise #everydropcounts	Photo	3/30/22 1:01 PM	534	548	7
Fix a leak week is a great way to help the Tri-Valley reach its 15% water savings goal! You don't need to wait until next week to become a water-saving wizard, head over to our website www.zone7water.com/waterwise to get tips for saving water indoors and outdoors. #FixaLeak #Everydropcounts #waterwise	Photo	3/4/22 1:00 PM	242	259	21
This month we are celebrating Fix-a-leak Week! The average household wastes more than 10,000 gallons of water each year from leaks - that's enough to fill the bathtub more than 140 times! This month hunt down those leaks and stop those drips to become more water-wise. #FixaLeak #Everydropcounts #waterwise	Photo	3/1/22 10:01 AM	154	171	5
Incoming water saving tip from Water-Wise Wendy! Add a few drops of food coloring to your toilet tank to check if your flapper needs to be replaced. If food coloring seeps into the water in your toilet bowl, then you know you have a leak. Learn more water saving tips at www.zone7water.com/waterwise #FixaLeak #Everydropcounts #waterwise City of Pleasanton Dublin San Ramon Services District - DSRSD California Water Service City of Livermore, CA - Government	Video	3/14/22 11:00 AM	102	112	9
Today kicks off National Groundwater Awareness Week! Zone 7 is the designated agency for managing the groundwater basin and has been doing so since 1974! Learn about how we continue to proactively manage our groundwater basin at https://www.zone7water.com/groundwater-management	Photo	3/6/22 12:00 PM	77	93	10
Remember to check your water meter to understand your water usage. 🚰 Does it seem unusually high? You may have a leak! You can do this by turning off all water sources in your house, waiting two hours and then checking your water meter again. There should be no activity! #FixaLeak #Everydropcounts #waterwise City of Pleasanton Dublin San Ramon Services District - DSRSD City of Livermore, CA - Government California Water Service	Video	3/13/22 2:00 PM	65	71	7
Join Clean Water Program Alameda County at their Free Webinar on March 10, 5-6 pm: Soil Basics! 🌱 Learn why healthy soil is beneficial for the growth of your plants, reduction of pests, and the water efficiency of your garden. Register for the event at https://fb.me/e/2yy4u6tb1	Link	3/2/22 7:26 AM	63	69	5
There's still time to vote for your favorite artwork. We've narrowed down our contest finalists, and now it's time for you to vote for our winner! View the artwork at www.surveymonkey.com/r/LivArtContest to select your favorite. This year's winning artwork will be displayed in downtown Livermore this spring. Voting closes Sunday, April 3rd at 5:00 p.m.	Photo	3/31/22 10:01 AM	60	64	5
As the Tri-Valley area continues to face drought conditions, there is no better time to upgrade your irrigation system. ☀️ We offer a weather-based irrigation controller rebate and will provide a maximum rebate of up to 50% of the customer costs! You can take advantage of this rebate if you are customer of @City of Pleasanton, Dublin San Ramon Services District - DSRSD or City of Livermore, CA - Government Learn more information and qualifying details at www.zone7water.com/rebate-programs	Photo	3/9/22 1:00 PM	54	60	5

Outreach Insights for March 2022

- Google Ad impressions for the month of March were just over 1 million, slightly declining on impressions from February.
- The cost-per-mille (CPM or cost for every one thousand impressions) for February stayed at about 50 cents and is the lowest CPM of the google campaign.
- In the month of March, a total of three Mailchimp eblasts were sent out.
- Youtube views for March were at 6,780 views. The top videos on the Agency's Youtube Channel were all fix a leak week focused.

Google Ads - Impressions and Cost/1k Impressions



YouTube Views

6,780

includes views from playlists

Top 3 Videos this month



Water Wise Wendy Fix-a-Leak Week | Look for Signs of Leaks under Sinks



Water Wise Wendy Fix-a-Leak Week | Check your sprinkler heads



Water Wise Wendy Fix-a-Leak week | Check for Toilet Leaks with Food Coloring Drops

Facebook Video Views

136

Mail Chimp E-blast Deliveries

Total Eblasts Sent

3

Total Deliveries

2,608

Total Opens

1,619

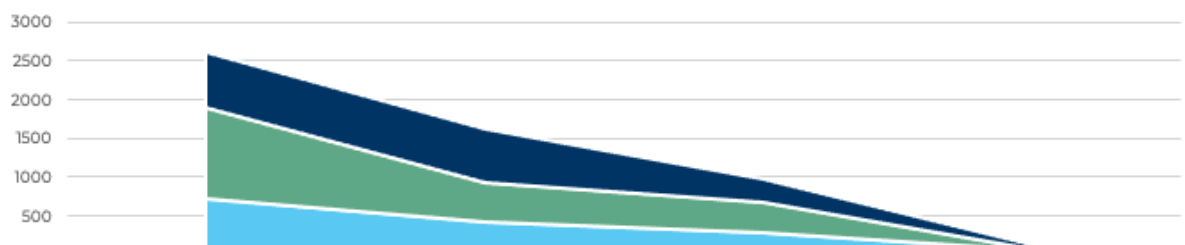
Total Unique Opens

972

Total Clicks

87

Eblast Outreach Funnel



- 3/24/22 Latest from Zone 7
- 3/18/22 Kid Zone Newsletter
- 3/14/22 Regular Board Meeting Announcement

Insights for March 2022:

- The highest views went to the middle school groundwater lessons, this was in conjunction with groundwater awareness week.
- This month also saw a continued activity from the City of Livermore's site, this can be attributed to the poster contest.
- Users were scattered across the county, however, many users came from Zone 7's service area.

MONTHLY SNAPSHOT

182

Users

126

New Users

273

Combined
Page Views

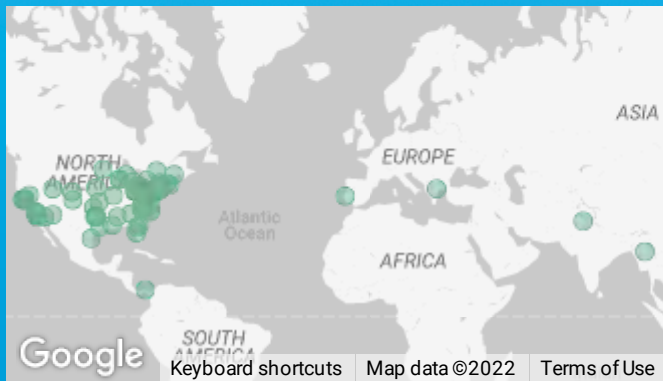
46

Clicks

Top 5 Landing Pages based on Pageviews

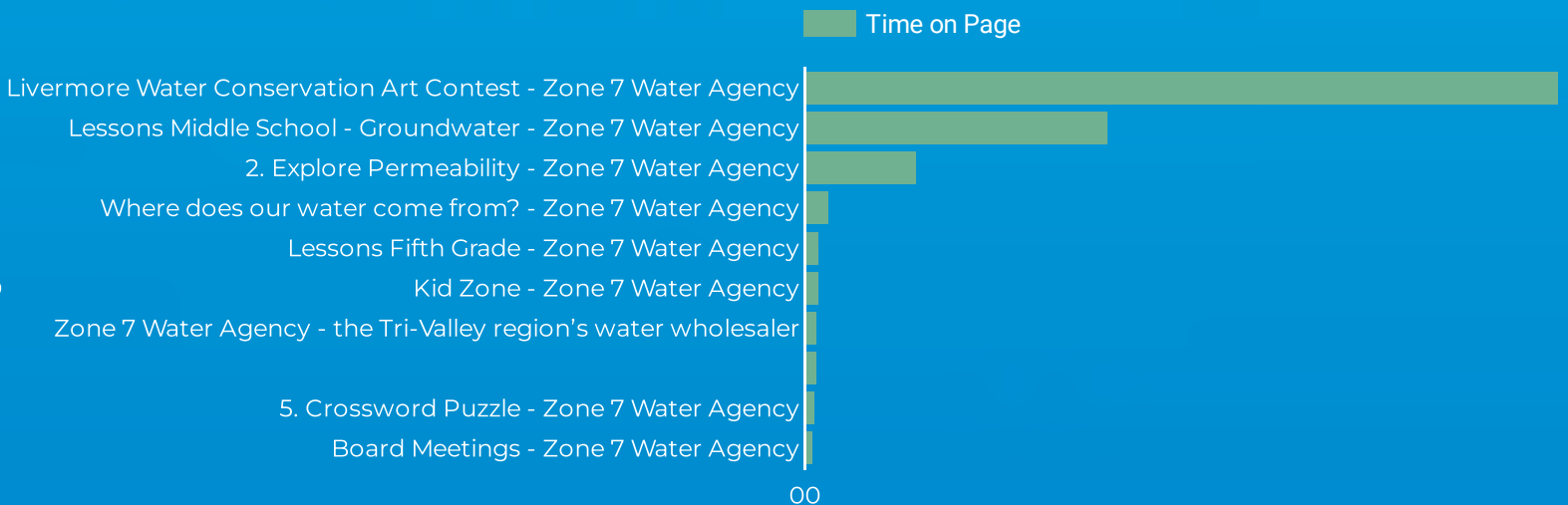
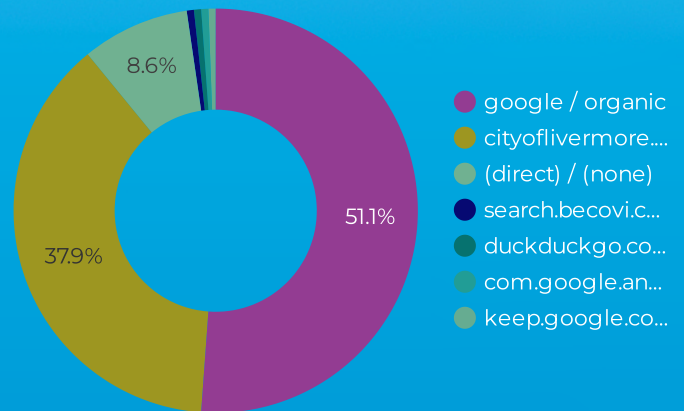
	Landing Page	Pageviews
1.	/lessons-middle-school-groundwater	154
2.	/pod/livermore-water-conservation-art...	153
3.	/lessons-fifth-grade	12
4.	/kid-zone	12
5.	/lessons-kindergarten	8

Locations of Users



California Cities: Antioch, Livermore, Pleasanton, Dublin, San Ramon, San Francisco, Oakland, Union City

Referrals to landing pages





ORIGINATING SECTION: Administration
CONTACT: Carol Mahoney/Valerie Pryor

AGENDA DATE: April 20, 2022

SUBJECT: Legislative Update

SUMMARY:

Zone 7 staff, with the support of Agency consultants, monitors legislation that is being considered in Sacramento, as well as other political and regulatory activities of interest. This item supports Strategic Plan, Goal F – Stakeholder Engagement, engage our stakeholders to foster understanding of their needs, the Agency, and its function.

California’s Assembly, Senate, and Committees are in a two-year legislative cycle, which resumed the second year in January 2022. The attached is the legislative executive summary of bills of potential interest.

FUNDING:

N/A

RECOMMENDED ACTION:

Information only.

ATTACHMENT:

Gualco Legislative Executive Summary – As of April 5, 2022

ORIGINATING SECTION: Integrated Planning
CONTACT: Sal Segura/Amparo Flores

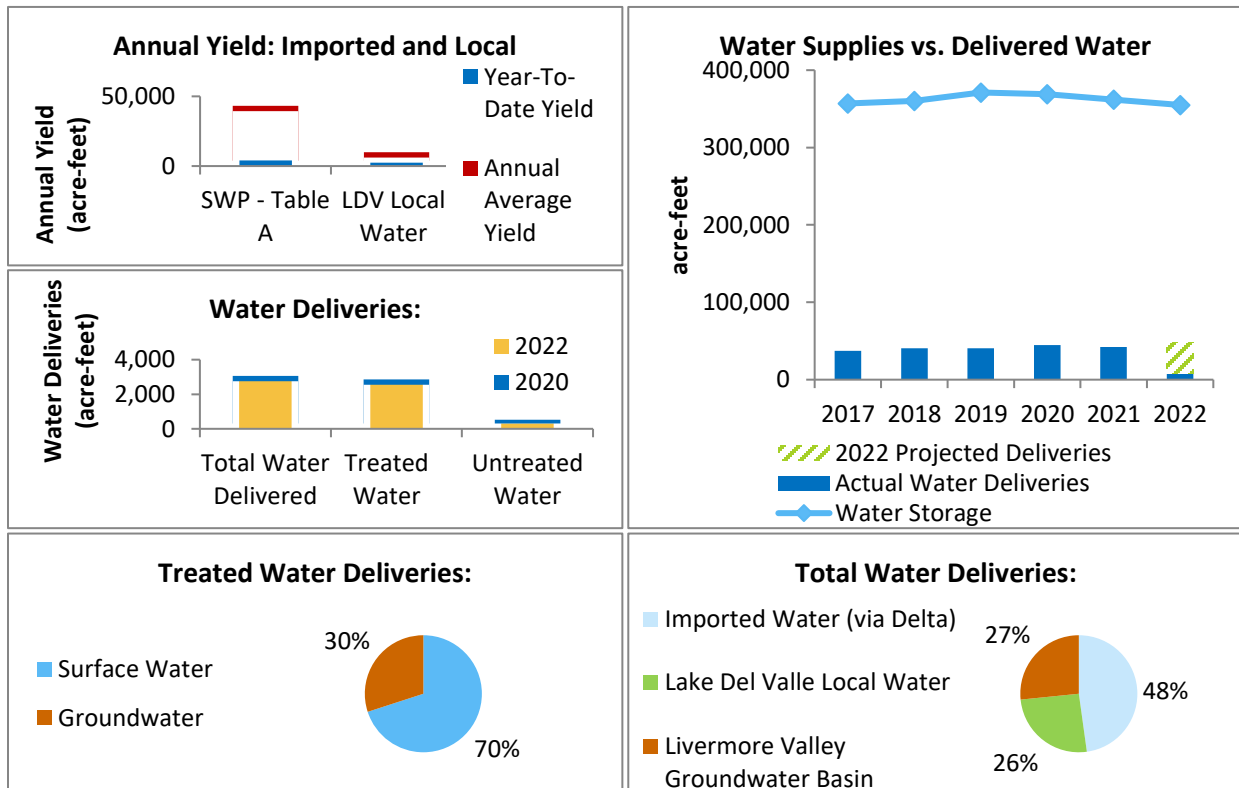
AGENDA DATE: April 20, 2022

SUBJECT: Monthly Water Inventory and Water Budget Update

SUMMARY:

In support of Zone 7's mission to "deliver safe, reliable, efficient, and sustainable water...services," for Strategic Plan Goal A – "Reliable Water Supply and Infrastructure;" this report summarizes recent water supply, usage, and storage conditions. An overall analysis of the annual water supply was completed this April as part of the Annual Review of Sustainable Water Supply. Long-term water supply planning is summarized in the Urban Water Management Plan, which is updated every five years and assesses water supply reliability on a 20-year time horizon. The reports consider the various sources of supply and storage available to Zone 7 locally and in State Water Project facilities, as well as in Kern County storage and recovery programs.

Figure ES 1: At-a-Glance Summaries of 2022 Water Supplies, Deliveries, and Available Water (as of March 2022)



MARCH 2022
Zone 7 Water Inventory and Water Budget

Supply and Demand *(See Table 1, Table 2, Figure 1, Figure 2, Figure 3, and Figure 4)*

- Monthly totals: 2,970 AF delivered to customers (2,620 AF treated, 300 AF untreated, 50 AF to recharge)
- The total treated water production increased by 18% compared to last month.
- Treated water sources were 70% surface water and 30% groundwater this month. PPWTP is scheduled to be offline through mid-May for construction activities.
 - Treatment plant production was 19.2 MGD.
 - Wellfield production was 8.3 MGD.

Comparison of Demands: 2022 vs 2020 *(See Table 1)*

- Total Zone 7 demands this month were 6% higher relative to the same time in 2020; treated production was 3% Higher, and untreated delivery was 43% higher.

Table 1: March 2022 comparison - water demand and conservation

	Treated Production	Untreated Delivery	Total
March 2022 (AF)	2,620	300	2,920
March 2020 (AF)	2,550	210	2,760
March Conservation (2022 vs 2020)	-3%	-43%	-6%

- On September 1, 2021, the Zone 7 Board called for 15% mandatory conservation in preparation for a potential third dry year in 2022; the retailers rolled out their own declarations in the following months. Thus far, conservation has not materialized this year due to extreme dry local conditions.

Imported Water *(See Table 2)*

- The 2022 State Water Project (SWP) Table A allocation was reduced from 15% to 5% or about 4,000 AF; this amount remains available. DWR has indicated a potential re-evaluation of allocation due to recent historic dry statewide conditions. January thru March 2022 is considered the driest first quarter on record in the Sierra Nevada.
- Zone 7 began the year with about 5,980 AF of State Water Project carryover and backed up water (water recovered from Kern County storage and recovery programs and stored in San Luis Reservoir). In March, Zone 7 backed up 980 AF into San Luis Reservoir, bringing the total State Water Project carryover and backed up water balance to 7,330 AF.
- Withdrawals from Kern storage and recovery programs are expected to continue through the fall assuming continued low SWP allocation.

- Remaining incoming supplies and total operational water storage are approximately 218,210 AF; if emergency storage in the Livermore Valley Groundwater Basin below the historical low is included, then the total amount of remaining supplies and storage is estimated at 346,210 AF.

Groundwater

(See Table 2 and Figure 5)

- Wellfield pumping made up 790 AF (30%) of treated supply delivered to retailers.
- Artificial recharge via the arroyos added 50 AF back into the Livermore Valley Groundwater Basin.
- Live stream recharge (i.e., release of water from Lake Del Valle into Arroyo Valle) has been in effect since December 2021 (required by the water right permit) due to natural inflow into the lake from rainfall. Zone 7's individual contribution to live stream was 50 AF. In early March, releases were made to maintain a live flow downstream until Zone 7's stored water in Lake Del Valle was depleted. Since then, only minor inflow from the watershed has been released.
- Groundwater basin overflow on the west side of the Livermore Valley Groundwater Basin was estimated at 200 AF.
- The Livermore Valley Groundwater Basin remains at approximately 91% of total capacity (232,000 AF out of 254,000 AF).
 - 104,000 AF are operational storage (i.e., above historical groundwater lows).
 - The remaining 128,000 AF are designated for emergency storage.

Local Surface Water

(See Table 2 and Figure 6)

- Zone 7 utilized 760 AF of local stored water from Lake Del Valle this month. In coordination with the South Bay Contractors, DWR has strived to keep Lake Del Valle full this season to ensure sufficient supplies are available if the drought continues. DWR recently topped off the lake and plans to pump in more if needed.
- Zone 7 began 2022 with 2,300 AF of available local water with 600 AF available at the beginning of March. Live stream releases, in compliance with Arroyo Valle water rights permit, withdrew from this remaining water and available local water is now 0 AF.

Stream Outflow,

(See Table 2)

- Surface runoff exceeded 10 cfs baseflow at the Arroyo de la Laguna at Verona stream gauge and yielded about 200 AF of outflow.
- Note: some surface flows out of the Tri-Valley are mandated for other downstream purposes.

Local Precipitation

(See Figure 7)

- March was dry with 0.48 inch of precipitation recorded in the Livermore area this month.

- Cumulative precipitation to date for Water Year 2021/2022 was at 11.31 inches or 90% of average for March 31st. Note that Water Year 2020/2021 ended at 5.67 inches locally and was one of the driest years on record.

Historically, Weather Station 15E was selected as the representative station for Zone 7's rainfall graph because of its extensive historical record; however, in late 2020 Station 15E was relocated and the data is no longer available in a consistent and regular basis. In the current water year, staff has been using available data from Station 15E as well as the data from the nearby Livermore Municipal Airport Station (KLVK). After evaluating data quality and availability, staff determined that the KLVK data will be more reliable and representative. Therefore, the graph for this water year now only reflects corrected rainfall data from the KLVK station resulting in an overall increase of about 1.3 inches. Zone 7's Livermore Rainfall Index (LRI), which represents a long-term historical record for Livermore, will primarily consist of 15E data up to June 2020 and the KLVK data thereafter.

Sierra Precipitation	<i>(See Figure 8)</i>
----------------------	-----------------------

- Only 1.3 inches of precipitation was recorded in the Northern Sierra this month. Note that Water Year 2020/2021 ended at roughly 24.0 inches compared to the current total of 33.2 inches.
- Due to a dry March, cumulative precipitation in the Northern Sierra had decreased to 75% of the seasonal average to date as of March 31, 2022, down from 87% at the end of February 2022.

Sierra Snowpack	<i>(See Figure 9)</i>
-----------------	-----------------------

- There were 7.7 inches of snow-water equivalent in the Northern Sierra basins as of April 1, 2022.
- Northern Sierra snowpack was at 28% of normal conditions for April 1.

Lake Oroville	<i>(See Figure 10)</i>
---------------	------------------------

- Lake Oroville was at 47% of total capacity (67% of average) as of March 31, 2022.
 - Total storage: 1,675,777 AF
 - Storage as a percentage of total capacity did not change since last month.

San Luis Reservoir	<i>(See Figure 11)</i>
--------------------	------------------------

- San Luis Reservoir was at 45% capacity (52% of average) as of March 31, 2022.
 - Total storage: 920,682 AF
 - Storage increased by approximately 1% of total capacity since last month.

NOTE: Numbers presented are estimates only and subject to adjustment over the course of the year.

Table 2: Quarterly water inventory

Water Inventory for Zone 7 Water Agency

Note: Values are rounded. All units in AF unless noted otherwise. Subject to adjustment over the year.

	2021 Jan-Dec	2022 - Q1 Jan-Mar	2022 - YTD Jan-Dec
Source			
Incoming Supplies			
State Water Project (SWP) - Table A	0	0	0
Lake Del Valle Local Water	950	2,500	2,500
Water Transfers/Exchanges ¹	9,330	0	0
Subtotal	10,280	2,500	2,500
From Storage			
State Water Project - Carryover	8,210	730	730
Livermore Valley Groundwater Basin	14,620	2,210	2,210
Kern Storage and Recovery Programs	9,070	3,520	2,020
Subtotal	31,900	6,460	4,960
Total Supply	42,180	8,960	7,460
Water Use			
Customer Deliveries			
Treated Water Demand ²	35,810	6,860	6,860
Untreated Water Demand	6,000	480	480
Subtotal	41,810	7,340	7,340
To Storage			
Livermore Valley Groundwater Basin Recharge	370	120	120
Kern Storage and Recovery Programs	0	0	0
Subtotal	370	120	120
Total Water Use	42,180	7,460	7,460
Available Water Supplies		End-of-Quarter Balances	
Incoming Supplies in 2022			
SWP - Table A (%)		5%	5%
SWP - Table A Remaining		4,000	4,000
Water Transfers/Exchanges ¹		0	0
Subtotal		4,000	4,000
Storage Balance from 2021			
SWP Carryover + Backed Up Water ³	5,980	7,330	7,330
Lake Del Valle Local Water	2,300	0	0
Livermore Valley Groundwater Basin ⁴	102,000	104,000	104,000
Kern Storage and Recovery Programs	105,680	102,880	102,880
Subtotal	215,960	214,210	214,210
Total Available Water	215,960	218,210	218,210
Watershed Conditions			
	End-of-2021		
Precipitation at Livermore Station (in)	13.6	0.6	0.6
Lake Del Valle Local Water Net Yield	2,980	-2,300	-2,300
Livermore Valley Groundwater Basin Net Recharge (est.)	16,000	-1,000	-1,000
Surface Water Outflow ⁵	25,430	640	640

¹ Yuba Accord, Dry Year Transfer and Mojave transfer supplies were acquired in 2021.² Includes a small amount of unaccounted-for water.³ Backed Up Water is recovered water from Kern Storage and Recovery Programs that is moved to San Luis Reservoir for storage.⁴ Storage volume is based on most recent groundwater level data; amount shown excludes 128,000 AF of emergency storage.⁵ Surface Water Outflow is estimated based on flow at USGS gage Arroyo De La Laguna at Verona.

Figure 1: Monthly treated water production in acre-feet (AF)

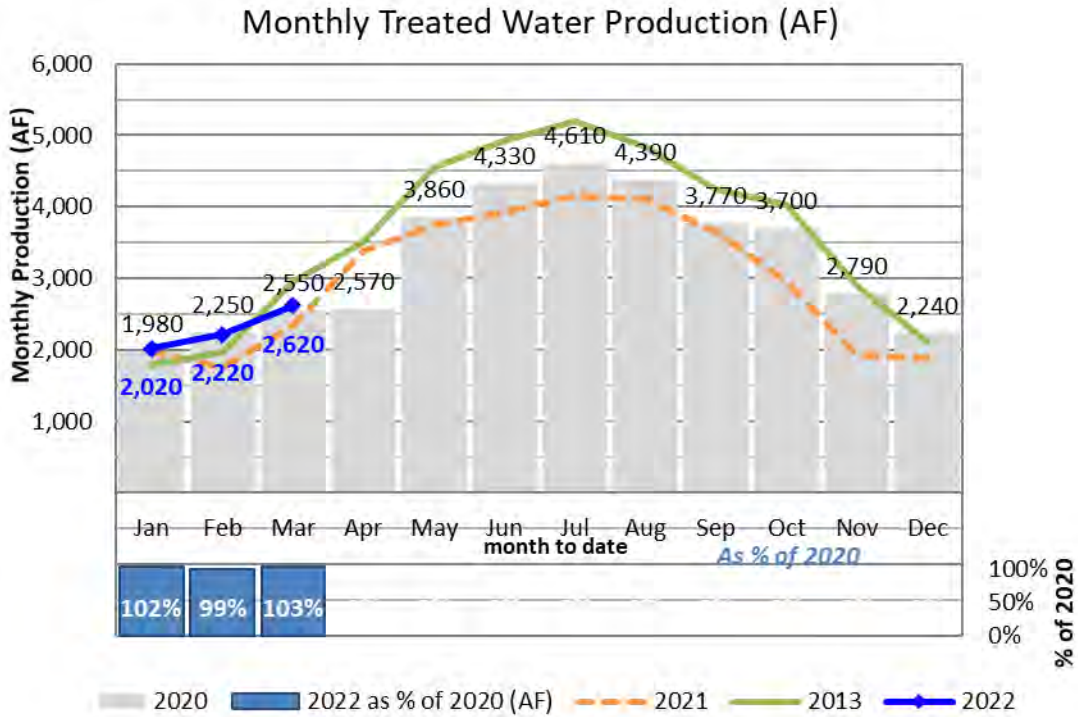


Figure 2: Monthly treated water production in average million gallons per day

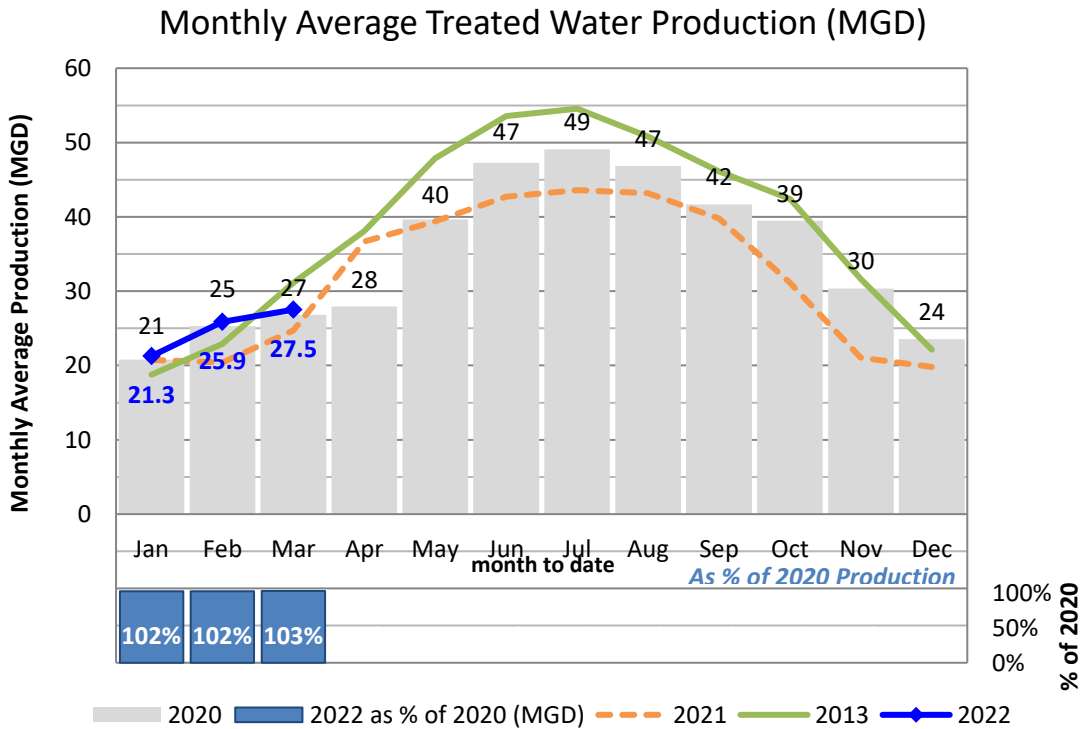


Figure 3: Pleasanton Estimated In-Lieu Demand
(Based on 2016-2019 Pumping)

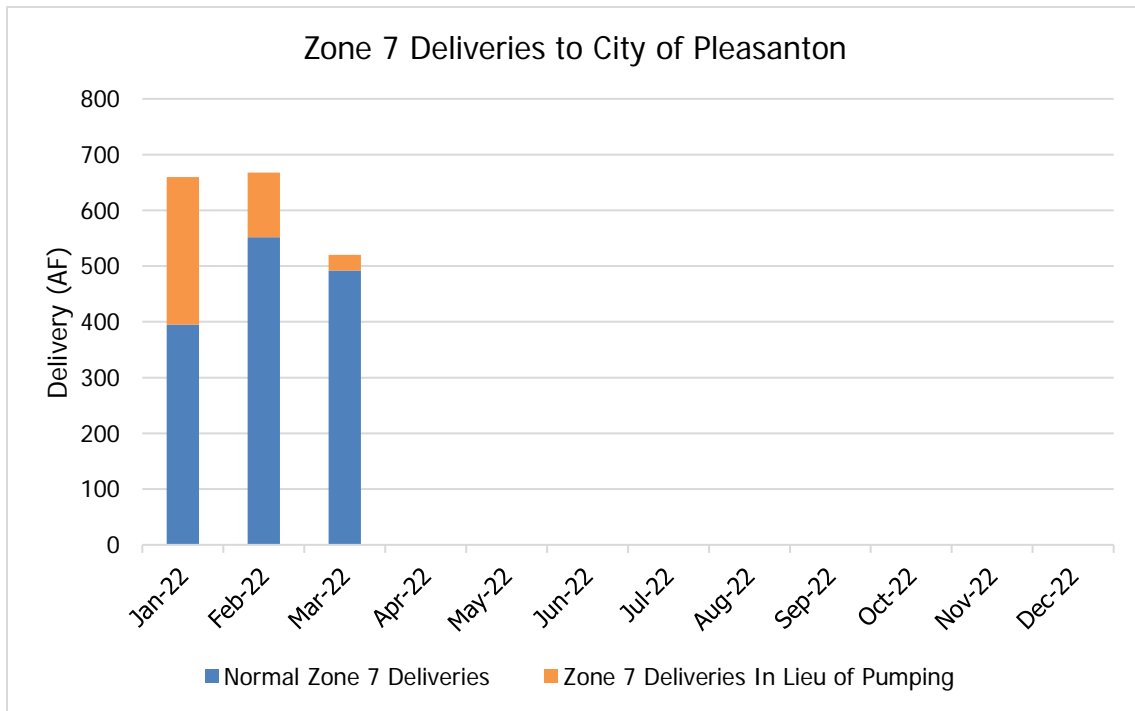


Figure 4: California Water Service Estimated In-Lieu Demand
(Based on 2016-2019 Pumping)

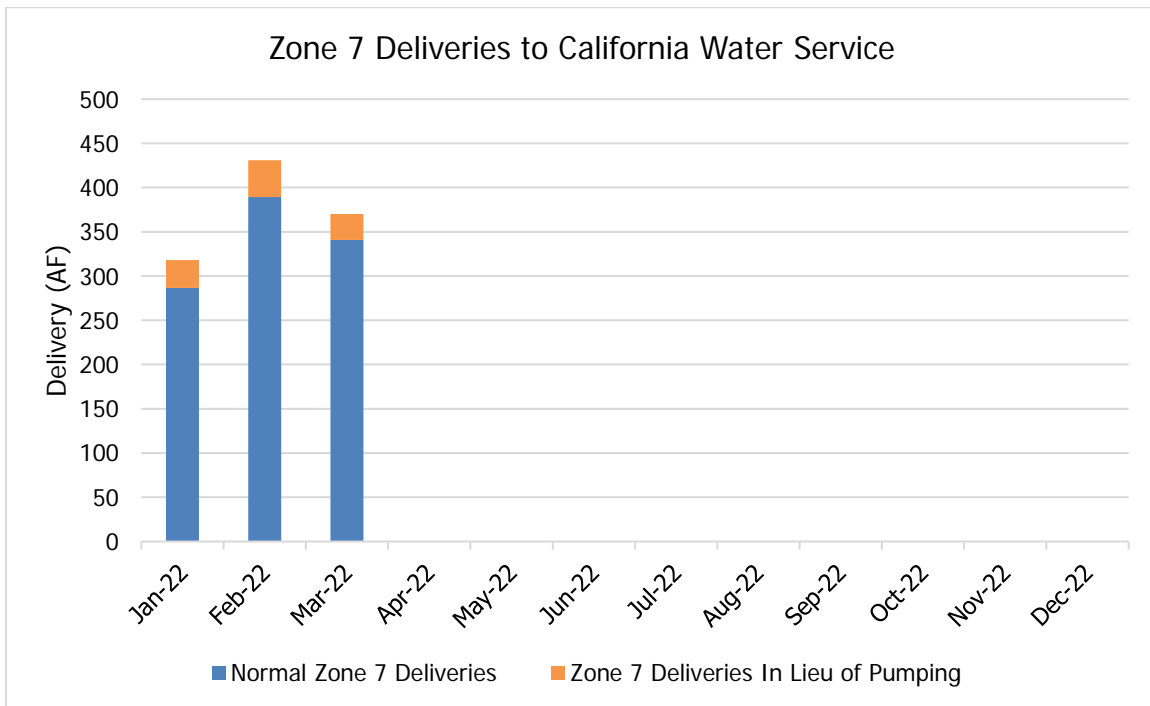


Figure 5: Livermore Valley Groundwater Basin Storage

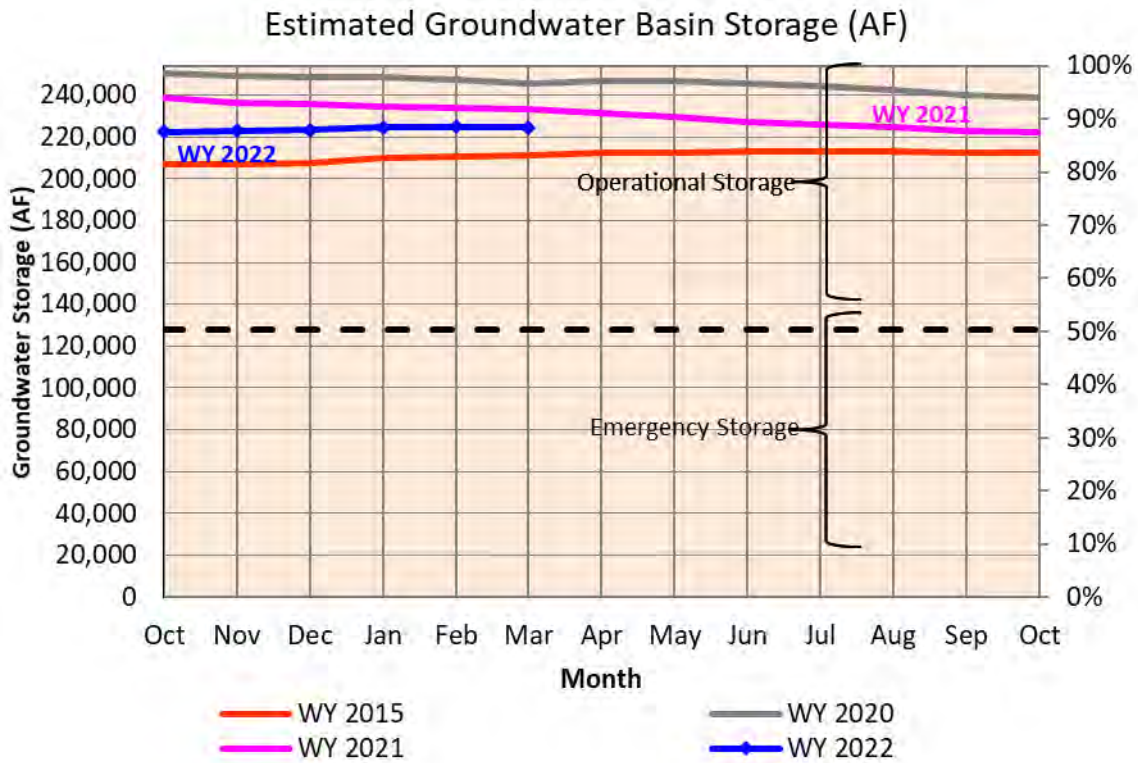
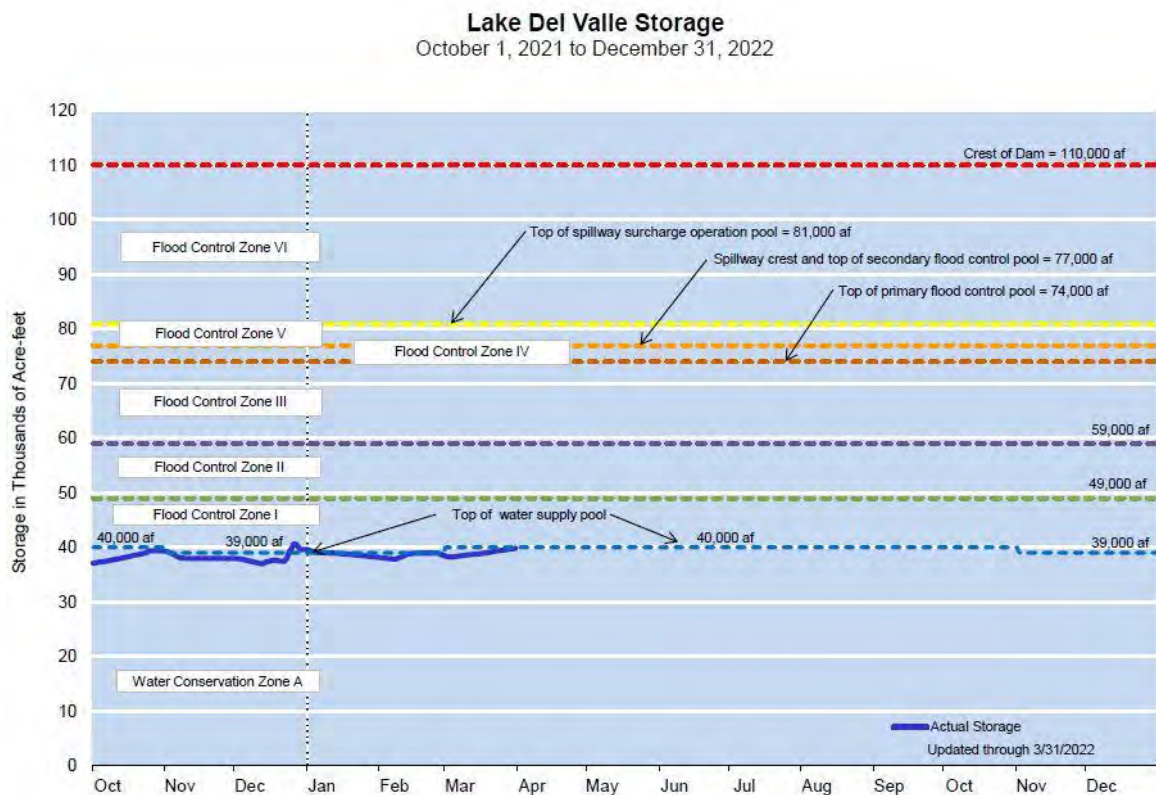


Figure 6: Lake Del Valle storage



(Source: <https://water.ca.gov/-/media/DWR-Website/>)

Figure 7: Local precipitation

Note: Water Year 2021/2022 has a cumulative total of 11.31 inches of rain, 90% of the average for this time of year with 0.48 inches of rain received in March. In March of 2022, Zone 7 made a retractive correction to precipitation data for the current water year resulting from the selection of a more reliable and representative local weather station (Livermore Municipal Airport Station-KLVK).

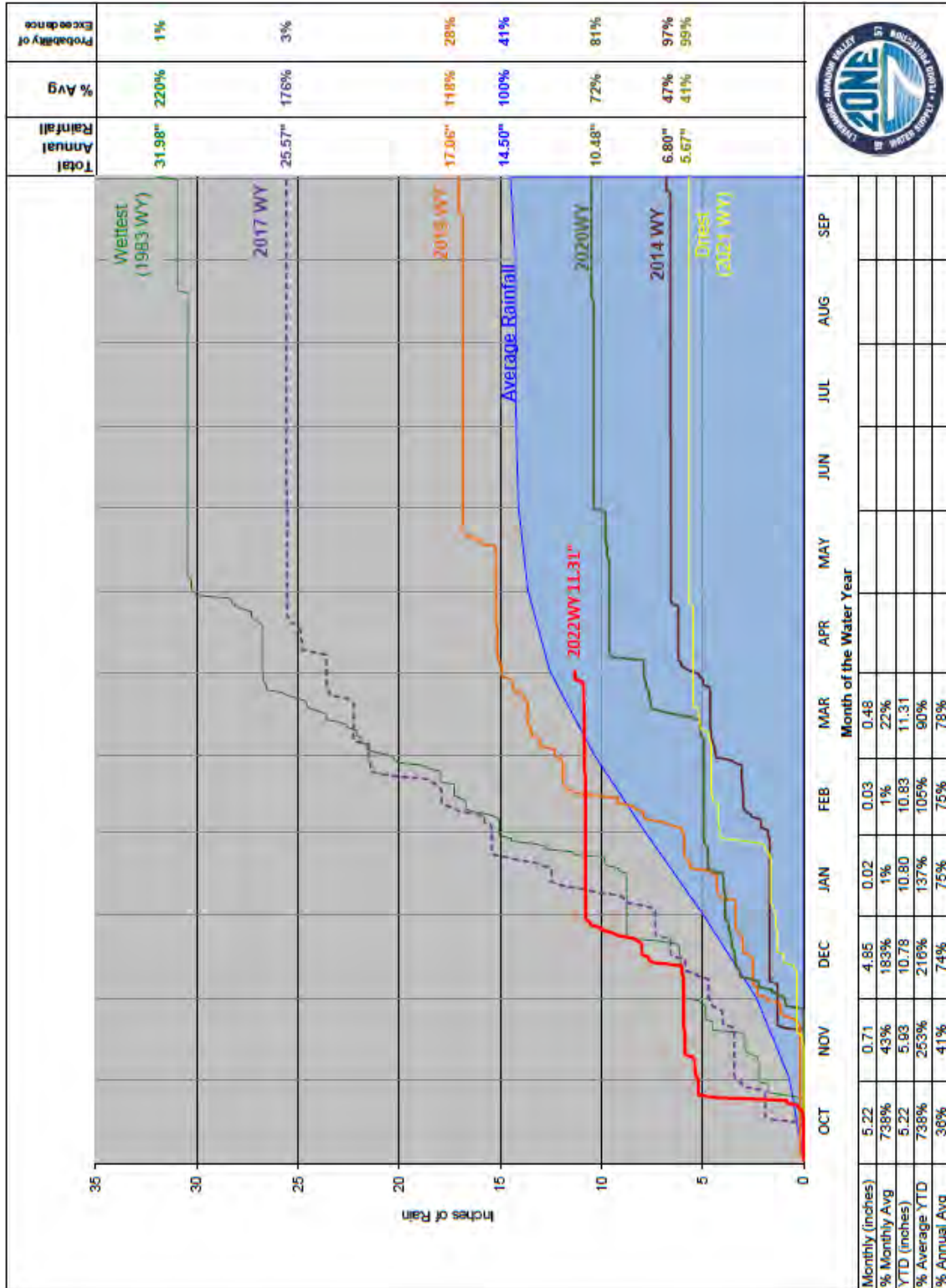
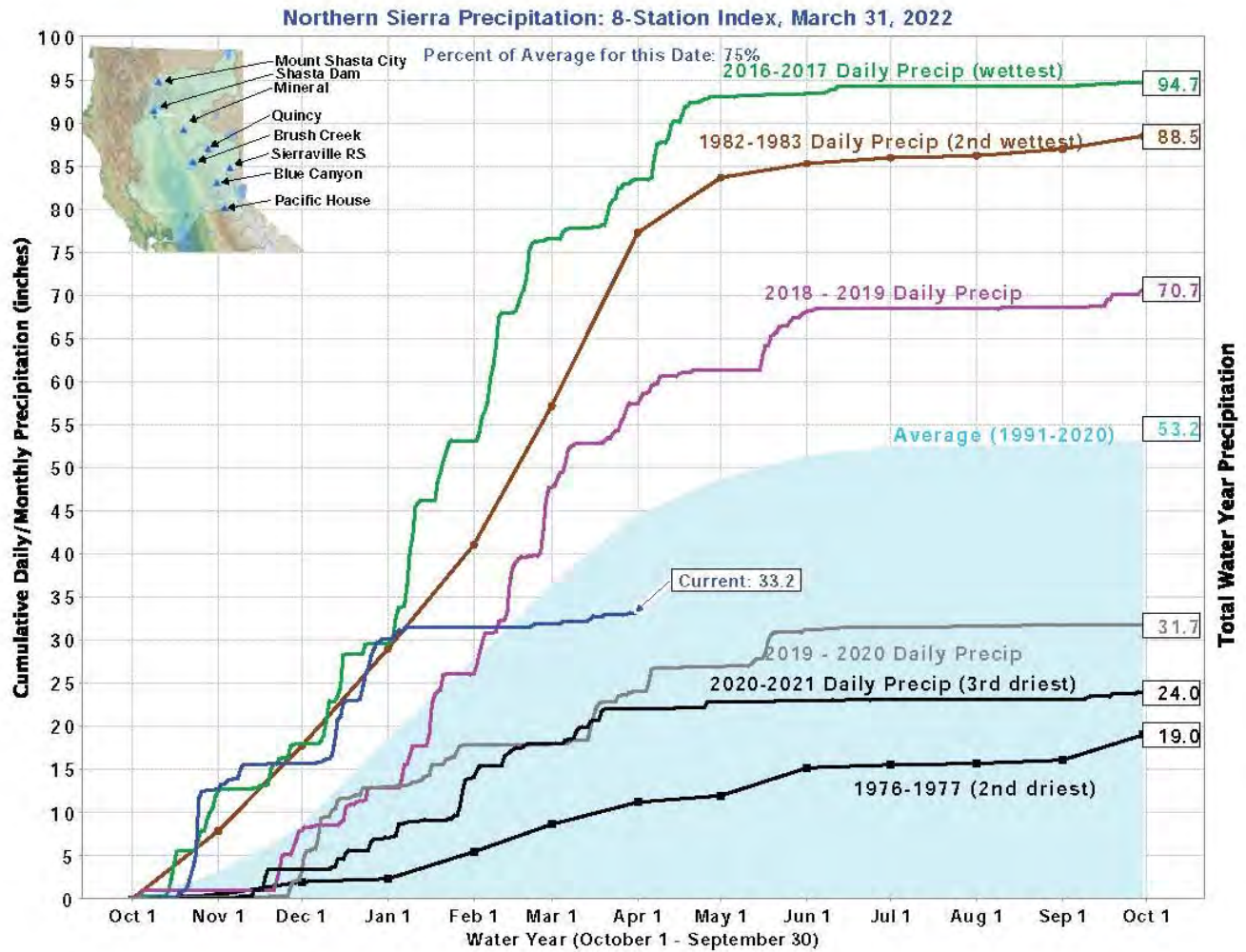


Figure 8: Cumulative precipitation in the North Sierra

Note: Cumulative precipitation in the Northern Sierra was at 75% of average for March 31.



(Source: http://cdec.water.ca.gov/cgi-progs/products/PLOT_ESI.pdf)

Figure 9: Sierra Snowpack

Note: Average Snow Water Equivalent in the Northern Sierra was at 28% of average for April 1.

% of April 1 Average / % of Normal for This Date



NORTH	
Data as of April 1, 2022	
Number of Stations Reporting	31
Average snow water equivalent (Inches)	7.7
Percent of April 1 Average (%)	28
Percent of normal for this date (%)	28

CENTRAL	
Data as of April 1, 2022	
Number of Stations Reporting	42
Average snow water equivalent (Inches)	12.6
Percent of April 1 Average (%)	42
Percent of normal for this date (%)	42

SOUTH	
Data as of April 1, 2022	
Number of Stations Reporting	26
Average snow water equivalent (Inches)	10.9
Percent of April 1 Average (%)	43
Percent of normal for this date (%)	43

STATE	
Data as of April 1, 2022	
Number of Stations Reporting	99
Average snow water equivalent (Inches)	10.6
Percent of April 1 Average (%)	38
Percent of normal for this date (%)	38

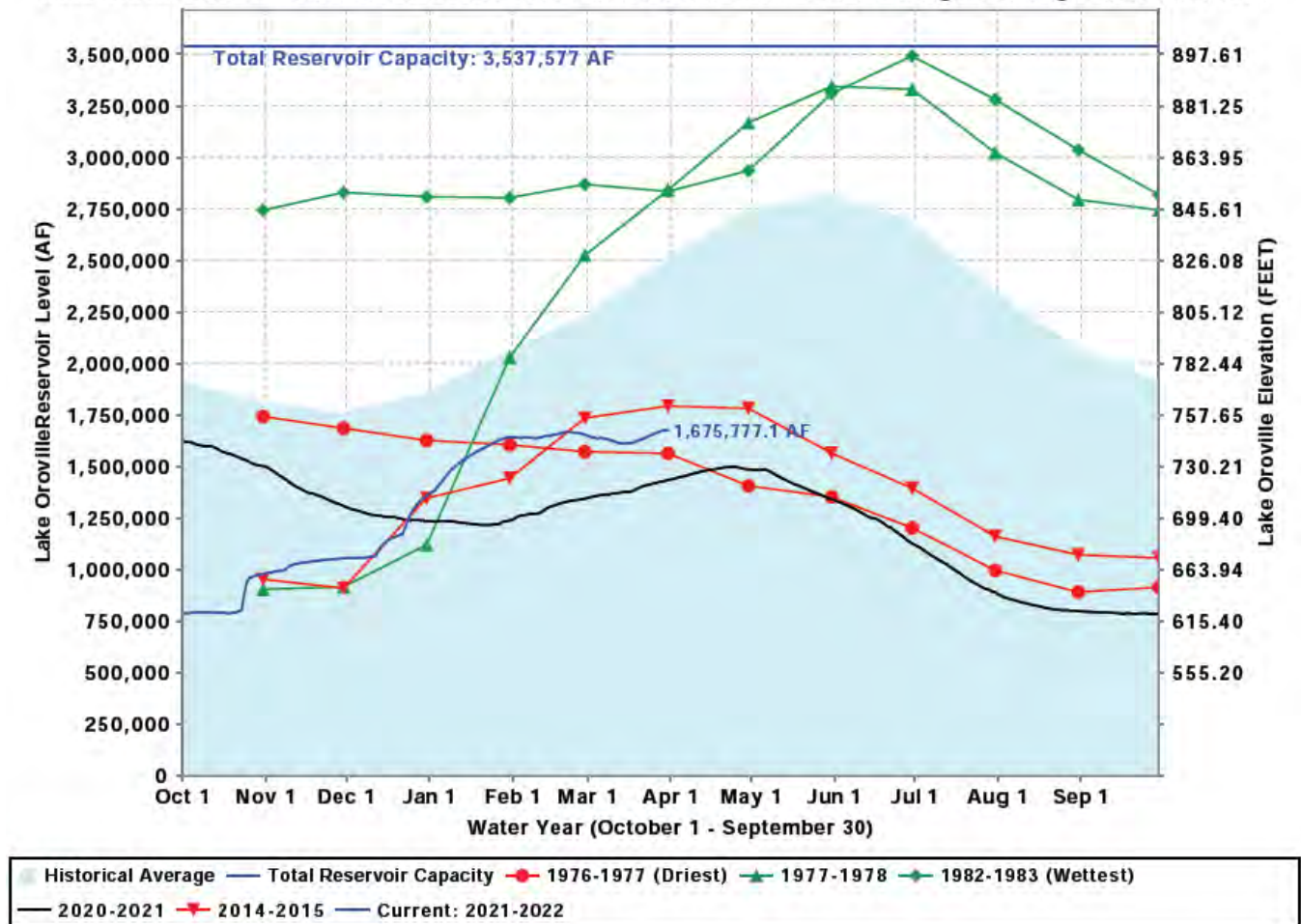
Statewide Average: 38% / 38%

(Source: <https://cdec.water.ca.gov/reportapp/javareports?name=swccond.pdf>)

Figure 10: Lake Oroville storage compared with past water years

Note: On March 31, 2022, Lake Oroville was at 47% of its total capacity and 67% of its historical average.

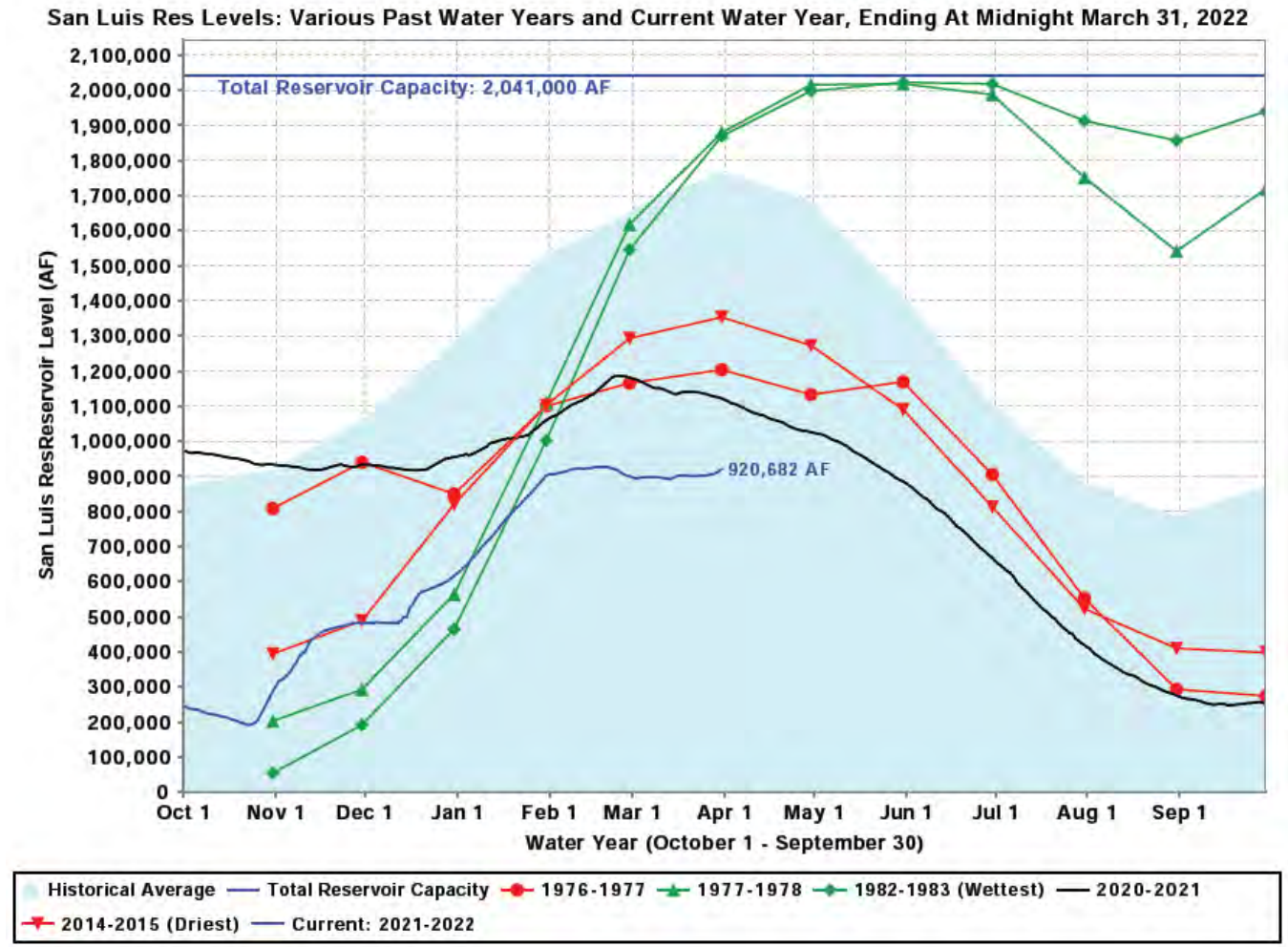
Lake Oroville Levels: Various Past Water Years and Current Water Year, Ending At Midnight March 31, 2022



(Source: <https://cdec.water.ca.gov/resapp/ResDetail.action?resid=ORO>)

Figure 11: San Luis Reservoir storage compared with past water years

Note: On March 31, 2022, San Luis Reservoir was at 45% of its total capacity and 52% of its historical average.



(Source: <https://cdec.water.ca.gov/resapp/ResDetail.action?resid=SNL>)

ORIGINATING SECTION: Groundwater
CONTACT: Ken Minn/Tom Rooze

AGENDA DATE: April 20, 2022

SUBJECT: Annual Groundwater Sustainability Report

SUMMARY:

California Code of Regulations Title 23 (CCR §356.2) requires Groundwater Sustainability Agencies (GSAs) to submit annual reports describing basin conditions by April 1 of every year. In compliance with the regulations, staff submitted the Sustainable Groundwater Management 2021 Annual Report for the Livermore Valley Groundwater Basin to the DWR SGMA Portal on March 31 and met the April 1st statutory deadline.

This report included the essential components -- (i) amount of groundwater extraction, (ii) water supply sources and water use info, (iii) change in storage, and (iv) groundwater monitoring data -- as required. In addition to the required information, staff plans to submit supplemental information on Zone 7's sustainable groundwater management programs, such as water quality and land subsidence monitoring, as an appendix to the annual report.

Background:

As the exclusive GSA of the Basin, Zone 7 submitted the Alternative Groundwater Sustainability Plan (Alternative GSP) for the Basin in December 2016. DWR reviewed and approved the Alternative GSP with recommended actions in July 2019. In December 2021, Zone 7 submitted its first Five-Year Update to the Alternative GSP. To address DWR recommended actions, Zone 7 established Representative Monitoring Sites (RMS), Minimum Thresholds (MTs), and Measurable Objectives (MOs) to develop Sustainable Management Criteria (SMCs) for the Basin. Attached Figure 14-8 shows locations of RMS used for setting SMCs. In addition to five-year updates, the regulations also require GSAs to prepare annual reports for DWR to evaluate basin conditions.

2021 Annual Report:

Staff has prepared the annual report meeting regulatory requirements and planned to append supplemental information to provide Zone 7's comprehensive sustainable groundwater management activities as discussed below:

- 2021 Annual Report: It contains detailed information required by CCR 23 § 356.2. As was done for the 2021 Alternative GSP, this report was reorganized to align with the requirements of the regulation sections.
- Supplemental Information Appendix: It contains information on Zone 7's sustainable groundwater management programs program and data similar to what was included in Zone 7's previous annual reports. This information will discuss Zone 7's comprehensive sustainable groundwater management activities and data organized by the program. This appendix complements the regulatory content and can serve as a reference for board members, staff, stakeholders, and the public.

The 2021 Annual Report is available on Zone 7's website at https://www.zone7water.com/sites/main/files/file-attachments/2-010_wy_2021.pdf?1648845314. Staff are currently preparing the Supplemental Information Appendix and plan to submit it to DWR in May 2021.

Summary of 2021 Conditions:

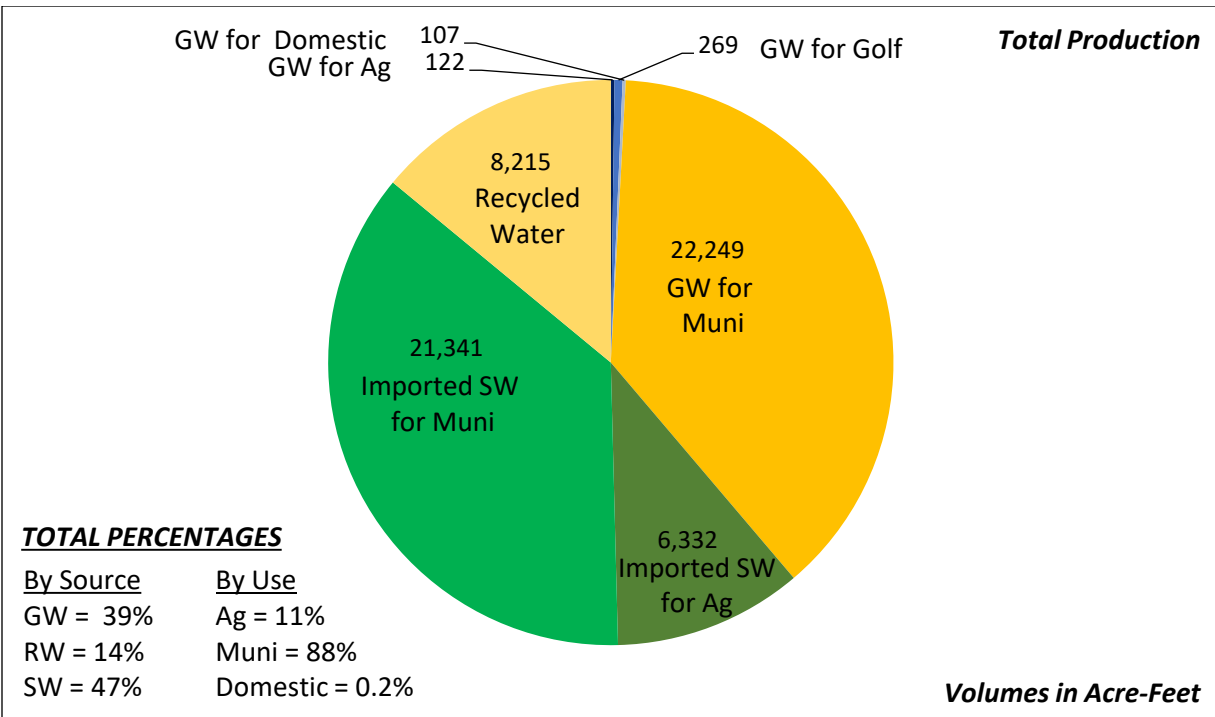
The annual report discussed the Water Year 2021 condition as follows: DWR categorized the WY 2021 as a critically dry water year, which led to a State Water Project (SWP) allocation of only 5% of Zone 7's maximum allocation (80,619 AF). Consequently, Zone 7 needed to rely heavily on the groundwater basin for supply. As a result, the Basin's groundwater levels, and operational groundwater storage declined notably at the end of the water year.

Groundwater Extraction:

Basin-wide groundwater extractions -- including that of retailers and private pumpers -- totaled approximately 22,747 acre-feet (AF) during the water year. 98% (22,249 AF) of pumped groundwater was used for municipal supplies. Zone 7's pumpage accounted for 71% (16,440 AF) of the total extraction.

Water Supply Sources and Water Use Info:

In addition to groundwater extraction, Zone 7 imported 27,547 AF of surface water supplies to the Basin. Total water usage within the Basin for the WY 2021 consisted of 39% groundwater, 47% imported water, and 14% recycled water. The following chart delineates water use by source and sector.



Ag = Agriculture; Muni = Municipal; GW= Groundwater; RW = Recycled Water; SW = Surface Water

Change in Storage:

Total groundwater in storage at the end of WY 2021 was calculated to be 222.7 thousand acre-feet (TAF), about 17.4 TAF less than the WY 2020 average total storage value. The change in groundwater storage for the Basin (-17.4 TAF) was analogous to previous changes observed in recent critically dry years. The following table summarizes changes in storage for operational and total storage.

Groundwater Storage Summary, 2021 WY (in Thousand AF)

Storage Calculation Method	End of 2020 WY	End of 2021 WY	Change in Storage
TOTAL STORAGE	240.1	222.7	-17.4
Operational Storage	112.1	94.7	-17.4

Sustainable Management Criteria:

The Annual Report also summarizes the SMCs and the status of each Sustainability Indicator defined for the Basin in Table 8 (attached). At all RMS for Water Levels (RMS-WL) locations, groundwater levels continued to remain well above their respective MTs and MOs throughout the WY.

Groundwater levels declined below their MTs at two RMS for Interconnected Surface Water (RMS-ICSW) and below their MOs at three additional RMS-ICSW during the seasonal low (i.e.,

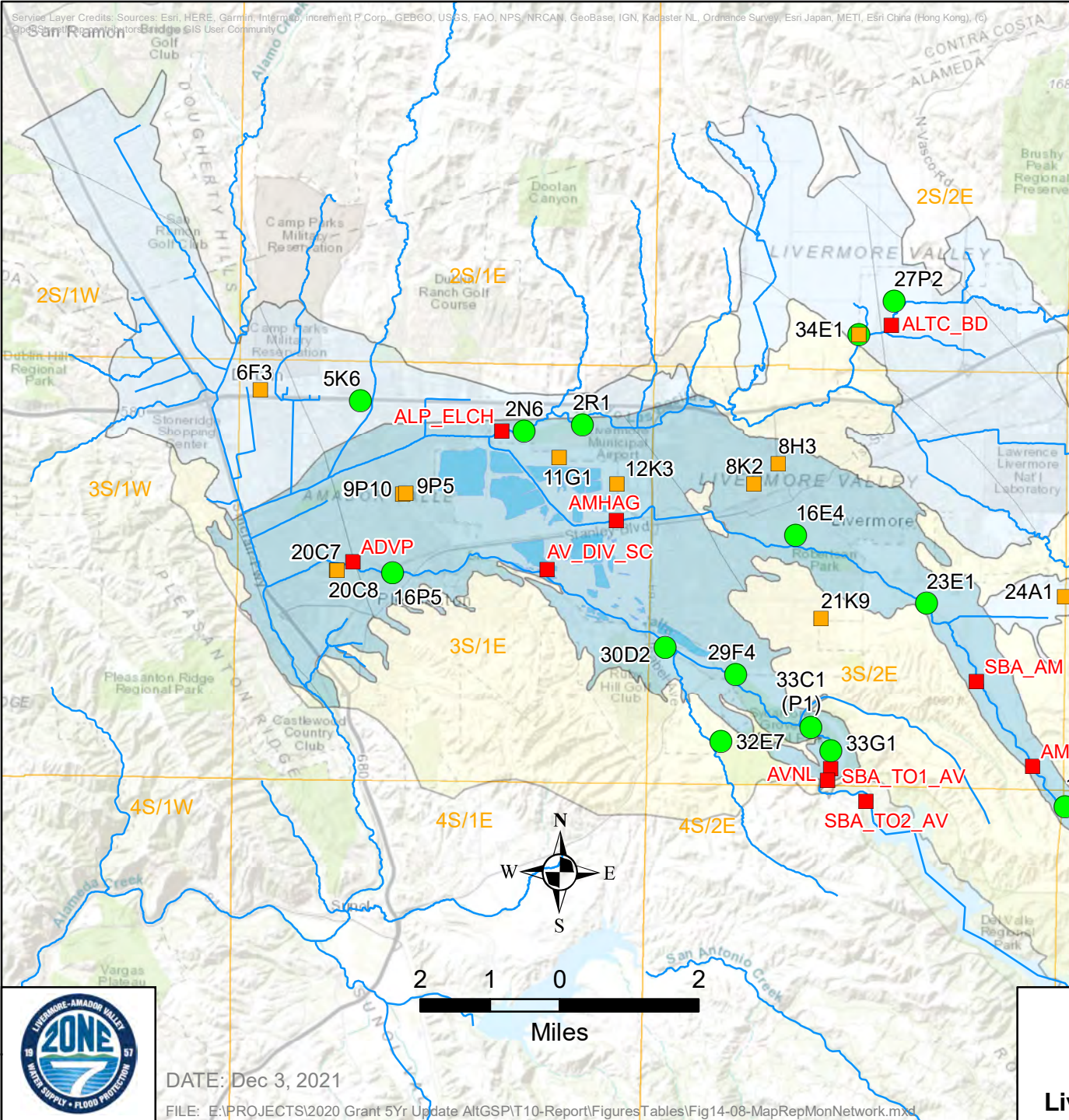
Fall) monitoring event; however, all measured water level data at the RMS-ICSW wells were recorded above their MTs and MOs during the seasonal high (i.e., Spring) monitoring event.

Total Dissolved Solids (TDS) was detected above the MT (by 19 mg/L) in one RMS for Water Quality (RMS-WQ) during the 2021 WY. No other Constituents of Concern (COCs), including TDS, Nitrate, Boron, and Chromium, were detected above their corresponding MTs in any other RMS-WQs.

In summary, Undesirable Results (URs) were not observed within the Basin during the WY 2021 for any of the five Sustainability Indicators with SMCs defined in the 2021 Alternative GSP. This implies that the ongoing sustainable groundwater management of the basin is effective; and the basin is sustainable and in compliance with SGMA during WY 2021.

ATTACHMENTS:

1. Map of RMS Sites (Figure 14-8 from 2021 Alternative GSP)
2. SMC Summary Table (Table 8 from 2021 Annual Report)



Legend

- RMS-Groundwater Levels
- RMS-ICSW/GDEs Wells
- RMS-ICSW/GDEs Stream Gauges
- Rivers
- Mining Area Ponds
- Main Basin
- Fringe Areas
- Upland Areas
- Livermore Valley Subareas
- Township Range Meridian

RMS = Representative Monitoring Sites
 ICSW = Interconnected Surface Water
 GDE = Groundwater Dependent Ecosystem



DATE: Dec 3, 2021
 FILE: E:\PROJECTS\2020 Grant 5Yr Update AltGSPIT10-Report\Figures\Tables\Fig14-08-MapRepMonNetwork.mxd

Figure 14-8
Representative Monitoring Sites
2021 Water Year
Livermore Valley Groundwater Basin

Table 8: Sustainable Management Criteria Status, 2021 WY

Sustainability Indicator	Undesirable Results Criteria	Minimum Threshold	2021 WY Status	Action Taken
Chronic Lowering of Groundwater Levels	Water levels in greater than 25% of the RMS-WLs decline below their respective MTs for two consecutive years.	Historic low minus maximum annual rate of groundwater level change, or historic low if maximum annual rate of groundwater level change is not available.	MTs were not exceeded at any RMS-WLs, see Figure 6 .	Continue to monitor and maintain artificial recharge operations.
Depletion of Groundwater Storage	Water levels in greater than 25% of the RMS-WLs decline below their respective MTs for two consecutive years. Not applicable to Upland Management Area.	Water Level SMCs used as proxy.	MTs were not exceeded at any RMS-WLs, see Figure 6 .	Continue to monitor maintain artificial recharge operations.
Degradation of Groundwater Quality	If MTs are exceeded for any of the identified constituents of concern in greater than 25% of the RMS-WQs at least two (2) consecutive years as a result of SGMA-related groundwater management activities such that they cannot be managed to provide drinking water supply (i.e., that treatment or blending is not possible or practicable).	TDS > 1,000 milligrams per liter (mg/L) or 2015 Baseline concentration plus maximum deviation, whichever is greater.	TDS was detected above the MT (by 19 mg/L) in RMS-WQ 3S2E08H003. TDS was not detected above the MT in any other RMS-WQs.	Continue to monitor and increase municipal supply pumping, implement SMP, increase operation of Mocho Groundwater Demineralization Plant (MGDP), and conduct artificial groundwater recharge with low TDS water.
		NO ₃ (as N) > 10 mg/L or 2015 Baseline concentration plus maximum deviation, whichever is greater.	Nitrate was not detected above the MT in any RMS-WQs	Continue to monitor and implement NMP.
		Boron > 1.4 mg/L, or 2015 Baseline concentration plus maximum deviation, whichever is greater.	Boron was not detected above the MT in any RMS-WQs	Continue to monitor.
		Total Chromium > 0.050 mg/L, or 2015 Baseline	Chromium was not detected above the MT in any RMS-WQs	Continue to monitor.

Sustainability Indicator	Undesirable Results Criteria	Minimum Threshold	2021 WY Status	Action Taken
Degradation of Groundwater Quality (continued)		concentration plus maximum deviation, whichever is greater.		
		SMCs for PFAS in development	Zone 7 continued to sample for PFAS compounds, investigated possible sources, and performed PFAS groundwater modeling	Continue to monitor
Land Subsidence	Water Level SMCs used as proxy for Main Basin and Fringe Management Area, and no more than 0.4 ft of irreversible land surface elevation decrease in one year. Not applicable to Upland Management Area.	Water Level SMCs used as proxy and irreversible land surface elevation decrease of 0.4 ft.	MTs were not exceeded at any applicable RMS-WLs and Elastic fluctuations less than 0.04 ft for the year	Continue to monitor
Depletion of Interconnected Surface Waters	If groundwater levels decline below their MTs in greater than 40% of the RMS-ICSWs for more than two consecutive years.	Historic low water levels or to be determined if historical water levels are not available.	Two MT exceedances were recorded RMS-ICSWs (Wells 3S1E16P005 and 3S2E23E001) during the seasonal low (fall) monitoring event (see Table 2 and Figure 7); however no URs have been triggered within the Basin.	Continue to monitor

Appendix G

City of Pleasanton Groundwater Supply Well PFAS Levels

PFAS Test Data

State Water Resources Control Board Order No. 02_04_19M_002_0110008

Method 537.1 Constituents	CCRDL (ng/L)	NL (ng/L)	RL (ng/L)	Well 5, ng/L							Well 6, ng/L							Well 8, ng/L						
				Quarter 1 (April to June 2019)	Quarter 2 (July to Sept 2019)	Quarter 3 (Oct to Dec 2019)	Quarter 4 (Jan to March 2020)	Quarter 5 (April to June 2020)	Quarter 6 (July to Sept 2020)	QRAA	Quarter 1 (April to June 2019)	Quarter 2 (July to Sept 2019)	Quarter 3 (Oct to Dec 2019)	Quarter 4 (Jan to March 2020)	Quarter 5 (April to June 2020)	Quarter 6 (July to Sept 2020)	QRAA	Quarter 1 (April to June 2019)	Quarter 2 (July to Sept 2019)	Quarter 3 (Oct to Dec 2019)	Quarter 4 (Jan to March 2020)	Quarter 5 (April to June 2020)	Quarter 6 (July to Sept 2020)	QRAA
1 HFPO-DA Hexafluoropropylene oxide dimer acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2 N-EtFOSAA N-ethyl perfluorooctanesulfonamidoacetic acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
3 N-MeFOSAA N-methyl perfluorooctanesulfonamidoacetic acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4 PFBS Perfluorobutanesulfonic acid	4	500	5000	7.1	4.9	4.7	NS	NS	5.2	5.5	7.4	5.5	5	5.6	8.3	5.4	6.1	11.5	8.9	7.5	7.9	13	8.6	9.3
5 PFDA Perfluorodecanoic acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
6 PFDoA Perfluorododecanoic acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
7 PFHpA Perfluoroheptanoic acid	4			3.2	2	2.2	NS	NS	1.9	2.3	3.4	1.9	2.5	2.5	2.7	1.9	2.4	13	7.6	8.1	7.6	9.3	5.1	7.5
8 PFHxS Perfluorohexanesulfonic acid	4			24	18	19	NS	NS	18	19.8	26.5	21	23	23	29	22	24.3	77.5	64	60	65	69	58	63.0
9 PFHxA Perfluorohexanoic acid	4			5.5	3.5	3.9	NS	NS	4.2	4.3	5.5	3.8	4.5	5.1	5.1	4.6	4.8	19.5	12	12	13	16	11	13.0
10 PFNA Perfluorononanoic acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	5.5	4.8	4	4.5	5	2.8	4.1
11 PFOS Perfluorooctanesulfonic acid	4	6.5	40	31	22	21	NS	NS	19	23.3	26	22	22	22	25	21	22.5	115	100	69	110	110	82	92.8
12 PFOA Perfluorooctanoic acid	4	5.1	10	4.2	3.7	3.3	NS	NS	4	3.8	3.8	3.3	3.6	3.9	4.3	3.5	3.8	8.75	8.3	7.5	8.3	9.1	7.6	8.1
13 PFTA Perfluorotetradecanoic acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
14 PFTrDA Perfluorotridecanoic acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
15 PFUnA Perfluoroundecanoic acid	4			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
16 11CL-PF3OUDS 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid	2			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
17 9CL-PF3ONS 9-Chlorohexadecafluoro-3-oxanone-1-sulfonic acid	2			ND	ND	ND	NS	NS	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
18 ADONA 4,8-Dioxa-3H-perfluorononanoic acid	2			ND	ND	ND	NS	NS	ND	ND	2.1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

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5. NS = Not Sampled
6. QRAA = Quarterly running annual average (i.e. average of the last 4 quarters of data)
7. Well 5 was out of service for repairs from January 2020 through June 2020.
8. Well 8 has been assigned Standby with State Water Resources Control Board, Division of Drinking Water. Will only operate under emergency conditions. Testing is voluntary.

PFAS Test Data
 State Water Resources Control Board General Order No. DW2020-0003-DDW

Method 537.1 Constituents	CCRD (ng/L)	NL (ng/L)	RL (ng/L)	Well 5, ng/L								Well 6, ng/L							Well 8, ng/L								
				Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 7	QRAA	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 7	QRAA	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Quarter 7	QRAA
				(Oct to Dec 2020)	(Jan to March 2021)	(April to June 2021)	(July to Sept 2021)	(Oct to Dec 2021)	(Jan to March 2022)	(April to June 2022)		(Oct to Dec 2020)	(Jan to March 2021)	(April to June 2021)	(July to Sept 2021)	(Oct to Dec 2021)	(Jan to March 2022)	(April to June 2022)		(Oct to Dec 2020)	(Jan to March 2021)	(April to June 2021)	(July to Sept 2021)	(Oct to Dec 2021)	(Jan to March 2022)	(April to June 2022)	
1 HFPO-DA Hexafluoropropylene oxide dimer acid	4			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
2 N-EtFOSAA N-ethyl perfluorooctanesulfonamidoacetic acid	4			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
3 N-MeFOSAA N-methyl perfluorooctanesulfonamidoacetic acid	4			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
4 PFBS Perfluorobutanesulfonic acid	4	500	5000	6.8	6.1	6.1	4.7	4.4	6.5	5.7	5.3	6.9	6.43	6.7	6.8	5.2	6.4	6.4	6.2	9.9	7	7.3	5.7	5.4	5.9	5.7	5.7
5 PFDA Perfluorodecanoic acid	4			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
6 PFDoA Perfluorododecanoic acid	4			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
7 PFHpA Perfluoroheptanoic acid	4			2.5	2.2	2.4	2.0	1.9	2.1	2.0	2.0	2.6	2.1	2.5	2.1	1.9	2.3	2.4	2.2	6.8	5.3	4.9	2.7	2.1	2.6	2.5	2.5
8 PFHxS Perfluorohexanesulfonic acid	4			23	22.5	22.6	16.9	16.9	19.9	19.0	18.2	26	24.2	27.6	25.1	20.0	24.2	24.0	23.3	59	41.7	37.6	24.0	23.8	27.0	24.0	24.7
9 PFHxA Perfluorohexanoic acid	4			4.6	3.9	4.7	3.4	3.5	4.3	3.9	3.8	4.7	4.5	5.1	4.2	4.0	4.7	4.7	4.4	12	8	7.9	4.6	3.6	4.6	4.4	4.3
10 PFNA Perfluorononanoic acid	4			ND	0.7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.394	ND	0.1	2.9	2.57	1.9	1.1	1.0	1.1	ND	0.8
11 PFOS Perfluorooctanesulfonic acid	4	6.5	40	22	22.9	23.3	18.6	19.8	23.3	17.0	19.7	26	24.7	26.8	28.4	26.3	27.8	22.0	26.1	75	64.4	53.3	32.6	34.3	35.5	30.0	33.1
12 PFOA Perfluorooctanoic acid	4	5.1	10	4	4.2	4.4	3.7	3.4	4.1	4.0	3.8	4	3.8	4.3	3.9	3.6	3.8	4.3	3.9	7.6	6.4	6.3	4.5	4.3	4.5	4.3	4.4
13 PFTA Perfluorotetradecanoic acid	4			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
14 PFTrDA Perfluorotridecanoic acid	4			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
15 PFUnA Perfluoroundecanoic acid	4			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
16 11CL-PF3OUDS 11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid	2			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
17 9CL-PF3ONS 9-Chlorohexadecafluoro-3-oxanone-1-sulfonic acid	2			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
18 ADONA 4,8-Dioxa-3H-perfluorononanoic acid	2			ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	

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7. Well 8 has been assigned Standby with State Water Resources Control Board, Division of Drinking Water. Will only operate under emergency conditions. Testing is voluntary.

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