



AGENDA

REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY/OAKLEY PUBLIC FINANCING AUTHORITY

Wednesday, November 12, 2025

6:30 PM

Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561. Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

MISSION STATEMENT: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

VISION STATEMENT: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we Live in a safe, dynamic community, **Work** together to build the future, and **Play** in our own backyard.

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A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley City Council and/or City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley City Council, Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency or Oakley Public Financing Authority regarding any item on this agenda will be made available for public inspection, during regular business hours, in the Main Lobby of Oakley City Hall.

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advised that City Council meetings are video recorded and attendees may appear on video.

Information Regarding Public Comment

Members of the public may address the Council on items of interest that are within the City's jurisdiction. In compliance with State law, the council may not take action or have discussion on any item that is not specifically listed on the agenda. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. Public comments on items listed on the agenda will be heard as the Mayor calls the items. In compliance with State law, the Council may not take action on an item that is not specifically listed on the agenda. If you would like to speak on any agenda item, please fill out a public speaker card available in the lobby and submit it to the City Clerk seated in the Council Chamber **prior to the agenda item being called**. The Mayor will call you by name to the podium to hear your comment. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. Online public comments are accepted until 5 p.m. the day of the meeting and can be submitted at <https://www.oakleyca.gov/publiccomment>.

1. OPENING MATTERS

Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag (Andi Baladiang, Iron House Elementary School Student)

1.3 Proclamation Recognizing Law Enforcement Records and Support Personnel Day (Paul Beard, Chief of Police) [Proclamation](#)

1.4 Update from the Oakley Library Manager Lisa Cano-Loomis

2. PUBLIC COMMENTS

At this time, the public is permitted to address the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority on non-agendized items.

3. COUNCILMEMBER COMMENTS

4. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority with one single action. Members of the audience, Staff or the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor remove the item. The public may request to remove an item(s) to provide input by completing a public speaker card and submitting it to the City Clerk prior to the item(s) being called by the Mayor.

4.1 Approve Minutes from the Regular Meeting held October 28, 2025 (Kim

Snodgrass, City Clerk)

[Minutes](#)

- 4.2 Report out of Closed Session Memo (Derek Cole, City Attorney)**
[Memo](#)
- 4.3 City of Oakley Investment Report (1st Quarter FY 2025/26) (Jeri Tejada, Administrative Services Director)**
[Staff Report](#)
[1. City of Oakley Investment Report for the quarter ended September 30, 2025](#)
[2. FY 2026 City Investment Worksheet](#)
- 4.4 City of Oakley as Successor Agency to the Oakley Redevelopment Agency Quarterly Investment Report (1st Quarter FY 2025/26) (Jeri Tejada, Administrative Services Director)**
[Staff Report](#)
[1. City of Oakley as Successor Agency to the Redevelopment Agency Investment Report for the quarter ended September 30, 2025.](#)
- 4.5 Adopt two Resolutions approving a Subdivision Improvement Agreement and Final Map for Summer Lake North (Phase 1) Village 6 Subdivision 9621 located at the northeast corner of East Cypress Road and Lake Tahoe Drive (Large Lot 6 of Subdivision 9307) (Kevin Rohani, P.E., Public Works Director/City Engineer)**
[Staff Report](#)
[1. Vicinity Map](#)
[2. Resolution - FM](#)
[3. Resolution - SIA](#)
[4. SLN V6 SIA](#)
[5. VILLAGE 6 Final Map](#)
- 4.6 Adopt a Resolution Accepting the Work Associated with Capital Improvement Project Number 280 – Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project (Kevin Rohani, P.E., Public Works Director/City Engineer)**
[Staff Report](#)
[1. Resolution](#)
[2. Notice of Completion](#)
- 4.7 Adopt a Resolution Accepting the Frontage Improvements associated with Capital Improvement Project Number 334 for East Cypress Road Widening Project related to the Machado Subdivision 9615 Frontage Improvements (Kevin Rohani, P.E. Public Works Director/City Engineer)**
[Staff Report](#)
[1. Vicinity Map](#)
[2. Resolution](#)
- 4.8 Adopt a Resolution Authorizing the Designation of Applicant's Agent Resolution for Non-State Agencies and Directing Staff to File the Form with the California Governor's Office of Emergency Services (Cal OES) (Danielle**

Navarro, Assistant City Manager)

Staff Report

1. Resolution

2. CalOES Form 130- Designation of Applicant's Agent Resolution for Non-State Agencies

5. PUBLIC HEARINGS

6. REGULAR CALENDAR

7. REPORTS

7.1 City Manager

(a) City Manager

(b) Business License Update

(c) Pavement Management Program Update (Mostafa Nakhaei, Project Manager)

(b) October New Business Licenses

7.2 Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

(b) Requests for Future Agendas

8. WORK SESSIONS

9. CLOSED SESSION

9.1 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (One potential case based on November 3, 2025 letter from legal counsel for the Bay Area News Group to the City Attorney)

10. ADJOURN



Proclamation

Law Enforcement Records and Support

Personnel Day

November 14, 2025

WHEREAS, the City Council recognize that the Oakley Police Department, and all law enforcement agencies throughout the State, depend on law enforcement records and support personnel to provide them vital services; and

WHEREAS, the City Council of the City of Oakley appreciates Police Records Assistants and Police Service Assistants who devote countless hours performing the duties that keep law enforcement agencies running smoothly; and

WHEREAS, these professionals demonstrate excellent attention to detail with quality control, and effective communication with the court community that is crucial to the successful completion of criminal cases; and

WHEREAS, the Oakley Police Department Record Bureau personnel's dedication to the accurate and efficient processing of police reports, court paperwork, data entry, filing, and report releases, along with positive and energetic attitudes make for a productive and pleasant workplace; and

WHEREAS, it is important to recognize California's law enforcement records and support personnel for their valuable contributions to our law enforcement system.

NOW, THEREFORE BE IT RESOLVED that I, Shannon Shaw, Mayor of the City of Oakley along with the members of the Oakley City Council do hereby proclaim November 14, 2025 as Law Enforcement Records and Support Personnel Day and extend our gratitude to the Oakley Police Department Records Bureau staff and support personnel for their diligence, commitment, and dedicated service to our community.

November 12, 2025

Shannon Shaw, Mayor



**MINUTES OF THE REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/
OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY
REDEVELOPMENT AGENCY AND SPECIAL MEETING OF THE OAKLEY PUBLIC
FINANCING AUTHORITY HELD OCTOBER 28 2025**

1. OPENING MATTERS

1.1 Call to Order and Roll Call

Mayor Shannon Shaw called the meeting to order at 6:30 p.m. Vice Mayor Hugh Henderson and Councilmembers George Fuller, Aaron Meadows and Anissa Williams were also present.

1.2 Pledge of Allegiance to the Flag

Vice Mayor Henderson led the Pledge of Allegiance to the Flag.

**1.3 Proclamation Recognizing November as Homelessness Awareness Month
(Jenny Robbins, Contra Costa Health)**

After a short video, Mayor Shaw read and presented the proclamation to Jenny Robbins and Jamie Schechter recognizing November as Homelessness Awareness Month.

1.4 Presentation from Contra Costa Health (Jenny Robbins)

Jamie Schechter and Jenny Robbins provided a presentation on Homeless Awareness Month and the work going on in Contra Costa County.

**1.5 Recognizing Stepz Dance Studio for their performance at the Warriors
Halftime Show (Stephanie Nelson, Owner)**

After a short video of Stepz Dance Studio's performance at the Warriors Halftime Show, Stephanie Nelson made comments about the experience and thanked the City Council for their recognition.

Comments were provided by Councilmember Williams and Mayor Shaw.

2. PUBLIC COMMENTS

A Public Comment was provided by Beth Mounce.

3. COUNCILMEMBER COMMENTS

Councilmember Williams provided a comment.

4. CONSENT CALENDAR

- 4.1 **Approve Minutes from the Regular Meeting held October 14, 2025 (Kim Snodgrass, City Clerk)**
- 4.2 **Approve Minutes from the Special Meeting Held October 21, 2025 (Kim Snodgrass, City Clerk)**
- 4.3 **Report out of Closed Session Memo from the Special Meeting held October 21, 2025 (Derek Cole, City Attorney)**
- 4.4 **Waive the Second Reading and adopt Ordinance No. 14-25 approving Rezoning (RZ 2025-004), resulting in completing implementation of Policy Action 1.1 of the Housing Element (Ken Strelo, Community Development Director)**
- 4.5 **Waive the Second Reading and Adopt Ordinance No. 15-25 Repealing Section 2.1.003 and Amending and Reenacting Section 2.1.005 of the Oakley Municipal Code Concerning the Appointment of Mayor and Vice Mayor (Derek Cole, City Attorney)**
- 4.6 **Adopt a Resolution Appointing Andrea Everage to the Contra Costa Transportation Authority Citizens Advisory Committee for a Four-Year Term (Kim Snodgrass, City Clerk)**
- 4.7 **Adopting a Resolution Accepting the Subdivision Improvements Associated with Subdivision 8734 Stonewood Unit 2A Located on Grapevine Lane east of O'Hara Avenue (Kevin Rohani, P.E., Public Works Director/City Engineer)**
- 4.8 **Adopt a Resolution Approving the Agreement with Oakley Regency, LLC for "Agreement of Property Owner for Provision of Landscaping in the Public Right of Way" pursuant to Conditions of Approval in Planning Commission Resolution No. 16-24 for Oakley Shops at Laurel Fields and Authorizing the City Manager to Execute the Agreement (Kevin Rohani, P.E., Public Works Director/City Engineer)**
- 4.9 **Adopt Resolutions Required by CalPERS Confirming the City's Election to Pay the Required Member Contribution (Jeri Tejeda, Administrative Services Director)**

Councilmember Meadows pulled item 4.4

Councilmember Fuller pulled items 4.1, 4.3, 4.4 and 4.5.

Councilmember Williams pulled item 4.6.

It was moved by Councilmember Meadows and seconded by Vice Mayor Henderson to approve the remainder of the Consent Calendar. Motion was unanimous and so ordered. (5-0)

Item 4.1

Councilmember Fuller mentioned he will vote no.

Councilmember Meadows provided a comment.

It was moved by Councilmember Meadows and seconded by Councilmember Williams to approve the minutes. Ayes: Henderson, Meadows, Shaw, Williams; Noes: Fuller (4-1)

Item 4.3

Councilmember Fuller asked for clarification; City Attorney Derek Cole responded.

There is no vote required for this item.

Item 4.4

Councilmember Meadows mentioned he will recuse himself.

Councilmember Fuller mentioned he will vote no.

It was moved by Councilmember Williams and seconded by Vice Mayor Henderson to adopt the Ordinance. Ayes: Henderson, Shaw, Williams; Noes: Fuller; Recusal: Meadows (4-1-1)

Item 4.5

Councilmember Fuller mentioned he will vote no.

It was moved by Councilmember Williams and seconded by Councilmember Meadows to adopt the Ordinance. Ayes: Henderson, Meadows, Shaw, Williams; Noes: Fuller (4-1)

Item 4.6

Councilmember Williams thanked Andrea for her service to the City of Oakley.

It was moved by Councilmember Williams and seconded by Vice Mayor Henderson to adopt the Resolution. Motion was unanimous and so ordered (5-0)

5. PUBLIC HEARINGS

5.1 Adopt a Resolution Amending the Master Fee Schedule to Add Studio 55 Annual Membership Fees and a Home-Based Business Transfer Fee (Jeri Tejada, Administrative Services Director)

Administrative Services Director Jeri Tejada presented the report.

Mayor Shaw opened the Public Hearing.

There were no Public Comments, so she closed the Public Hearing.

It was moved by Vice Mayor Henderson and seconded by Councilmember Meadows to adopt the Resolution. Motion was unanimous and so ordered (5-0)

6. REGULAR CALENDAR

6.1 Adopt a Resolution Approving the Fifth Amendment to the Employment Agreement Between the City of Oakley and Joshua McMurray (Derek Cole, City Attorney)

City Attorney Derek Cole presented the report.

Councilmember Fuller, Vice Mayor Henderson, Councilmember Williams asked questions: Mr. Cole responded.

A Public Comment was provided by Marilyn Tiernan.

Two online Comments were provided by individuals who did not state their names and will be entered into the record.

Comments were provided by Councilmember Fuller, Councilmember Williams, Mayor Shaw, Councilmember Meadows.

Mayor Shaw called for a brief recess.

City Attorney Derek Cole provided clarification on what is to be discussed during this item.

Vice Mayor Henderson and Mayor Shaw provided comments.

It was moved by Councilmember Meadows and seconded by Councilmember Williams to adopt the Resolution as written. Ayes: Henderson, Meadows, Shaw, Williams; Noes: Fuller (4-1)

7. REPORTS

7.1 City Manager (a) City Manager

(b) Business License Update - September

(c) City Council Follow-up: "Blue Sky" Contract for Animal Evacuation Services

City Manager Joshua McMurray reported on the progress of the Oakley Leadership Academy and he provided an update on Oakley on Ice. He announced the Tree Lighting will take place on December 4th. He noted that the business license update for September is attached to the agenda and that the Blue-Sky contract for Animal Evacuation Services will be discussed at the next D6 meeting.

7.2 Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

Councilmember Williams thanked staff for their follow-up on mobility and sidewalk issues. She reported she attended the press conference for Brentwood's potential new City Manager, the Tri Delta Transit meeting, and an interview with the Boy Scouts.

Councilmember Meadows reported he attended the CCTA Board meeting and two CCTA Executive Committee meetings. He also mentioned he toured Oakley with the City Manager and State Treasurer Fiona Ma.

Vice Mayor Henderson reported he attended Oktoberfest at Studio 55, and the East Contra Costa County Habitat Conservancy meeting.

Mayor Shaw reported she attended Ironhouse Sanitary District's 80th Anniversary Celebration, a tour of Oakley with State Treasurer Fiona Ma, Oktoberfest at Studio 55 and the Tri Delta Transit meeting. She also met with the Mayors of Brentwood and Antioch at Eight Acres with the Brentwood Lions and several optometrists. She attended the Elected Women's luncheon, worked the Bell Game with Rotary, and attended the Bedford Block Party.

(b) Requests for Future Agendas

None

8. WORK SESSION

None

9. CLOSED SESSIONS

9.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)

Schaefers v. BNSF Railway Company (and City of Oakley), Contra Costa Superior Court, Case No. C22-01552

**McCallister v. Moeckel (and City of Oakley), Contra Costa Superior Court,
Case No. C23-00834**

**Adler v. City of Oakley Police Officers, US District Court, N. D. Cal. Case No.
4:24-cv-03939-HSG**

**County of Contra Costa, et al. (and City of Oakley) v. Monsanto Co., et al.,
Civ. No. C22-02818**

Cendejas v. City of Oakley. Contra Costa Sup. Ct. Case No. C24-02585

10. ADJOURN

There being no further business, the meeting was adjourned at 8:10 pm

Respectfully submitted,

Kim Snodgrass
City Clerk

MEMORANDUM

Date: October 29, 2025
To: Mayor and City Councilmembers
From: Derek P. Cole, City Attorney
CC: Joshua McMurray, City Manager
Subject: Closed Session Report-Out Memo

For Consideration at the City Council Meeting of November 12, 2025

Background and Analysis

The City Council considered the following closed session item during its Regular meeting held October 28, 2025:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Schaefer v. BNSF Railway Company (and City of Oakley), Contra Costa Superior Court, Case No. C22-01552

McCallister v. Moeckel (and City of Oakley), Contra Costa Superior Court, Case No. C23-00834

Adler v. City of Oakley Police Officers, US District Court, N. D. Cal. Case No. 4:24-cv-03939-HSG

County of Contra Costa, et al. (and City of Oakley) v. Monsanto Co., et al., Civ. No. C22-02818

Cendejas v. City of Oakley. Contra Costa Sup. Ct. Case No. C24-02585

Fiscal Impact

None.

Recommendation

Receive and file this report.

Attachments

None.



DATE: November 12, 2025
TO: Joshua McMurray, City Manager
FROM: Jeri Tejada, Administrative Service Director
SUBJECT: City of Oakley Quarterly Investment Report (1st Quarter FY 25/26)

Approved and
Forwarded to the
City Council

Background and Analysis

California law and the City's Investment Policy require the City's fiscal officer to submit a quarterly investment report to the City Council at the end of each quarter. The report should contain information on all securities held and include a statement denoting the ability of the local agency to meet its expenditure requirements for the next six months.

The City invests in the bond market and utilizes a third party, PFM, to manage these investments. The bond market represents debt owed by a company or government to investors, different from the investment in the stock market which represents ownership in a corporation. The California Government Code prohibits public agencies from investing in the stock market, except for funds specifically designated as pension or OPEB funds. In addition, public agencies are limited to fixed-income bonds and investment instruments, in which the City lends money to governments (U.S. Treasury, municipal issuers, federal agencies such as Fannie Mae and Freddie Mac) or to corporations rated "A" or better, in exchange for semiannual interest payments and the return of the bond's par value at maturity.

The corporations and institutions in which the City currently holds investments can be found on pages 21 and 22 of the attached investment report. While volatility exists in the bond market, the volatility in the bond market is much less than what is experienced in the stock market.

Volatility in the City's portfolio is mitigated in a number of ways, including purchasing only from issuers with high credit quality, purchasing securities with maturities of 5 years or less, and maintaining a portfolio that is diversified by sector and issuer. Additionally, because bonds have a stated maturity date, when the investor is returned the par value of the investment, unlike investment in the equity market, volatility diminishes as a security gets closer to maturity.



Consistency with the Oakley Strategic Plan 27+

This agenda item is consistent with the Strategic Plan 27+ goal for the City of Oakley to leverage its financial resources for the long-term benefit of our residents and businesses while maintaining sufficient reserves to provide stability and ensure a successful future.

Fiscal Impact

City resources are organized and accounted for on a fund basis with some of those funds being restricted for specified uses and others that are unrestricted. For investment purposes, however, the funds are invested as a pool. The Investment Report for the Period Ending September 30, 2025, attached shows a combined pool balance of \$105,243,892.34. In the first quarter, the pool accrued interest earnings totaling \$609,667.94, a decrease from \$626,125.05 at the close of the previous quarter.

Our investments continue to yield interest at the purchase cost rate, averaging 3.56% for the quarter ending September 30, 2025, as detailed in the PFM investment report.

Staff Recommendation

Staff recommends the City Council accept the investment report for the 1st Quarter of Fiscal Year 2025-2026.

Attachments

1. City of Oakley Investment Report for the quarter ended September 30, 2025
2. FY 2026 City Investment Worksheet





City of Oakley

Investment Performance Review For the Quarter Ended September 30, 2025

Client Management Team	PFM Asset Management A division of U.S. Bancorp Asset Management, Inc	
Allison Kaune, Relationship Manager Rachael Miller, Client Consultant	1 California Street Ste. 1000 San Francisco, CA 94111-5411 415-393-7270	213 Market Street Harrisburg, PA 17101-2141 717-232-2723

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Market Summary

Summary

- The third quarter of 2025 saw a gradual easing of uncertainty as markets digested the lingering effects of a complex tariff rollout. While the effective tariff rate remains elevated, the avoidance of worst-case trade outcomes helped stabilize investor sentiment. Equity and bond markets rebounded, supported by steady consumer spending and business investment.
- The labor market continued to soften as job creation surprised to the downside in July and August. The unemployment rate rose during the quarter but remained below its 30-year average.
- Rising goods prices and sticky services costs continued to keep core inflation well above the Federal Reserve's (Fed) 2% target. Certain import-reliant goods showed signs of modest tariff passthroughs.
- In September, the Fed delivered its first rate cut of 2025, lowering the federal funds target range to 4.00% to 4.25%. Fed Chair Jerome Powell described it as a "risk management cut" reflecting growing concerns over the labor market. The median forecast from the Fed's September "dot plot" showed an additional 50 basis points (bps) of rate cuts this year, 25 bps more than its June projections.

Economic Snapshot

- U.S. inflation accelerated modestly during the third quarter as certain goods categories began to reflect tariff-related cost pressures and services inflation remained sticky. Headline CPI rose to 2.9% year-over-year, and core CPI (ex-food and energy) edged up to 3.1%. Fed Chair Powell noted tariffs have begun to push up goods prices though these effects are expected to be short-lived.
- U.S. real gross domestic product (GDP) rebounded to 3.8% in the second quarter, driven by a reversal of the trade and inventory dynamics that weighed on Q1 growth. Despite labor market softness, consumer spending proved resilient, largely supported by continued spending from higher-income households. Business investment also remained strong.
- The labor market continued to cool with new net job creation nearing zero and the unemployment rate ticked up to 4.3%. Despite these signs of slowing, layoffs remained low, suggesting employers are adopting a "no hire, no fire" approach.

Interest Rates

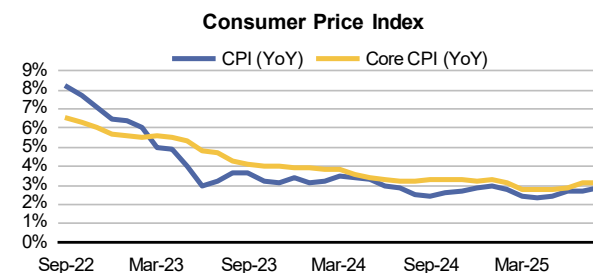
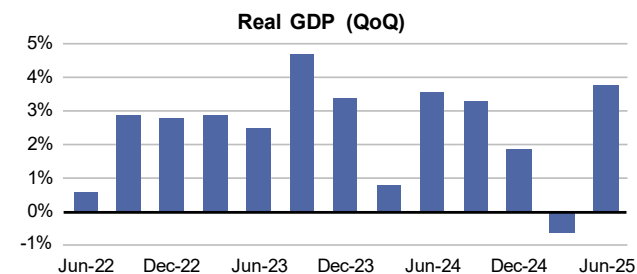
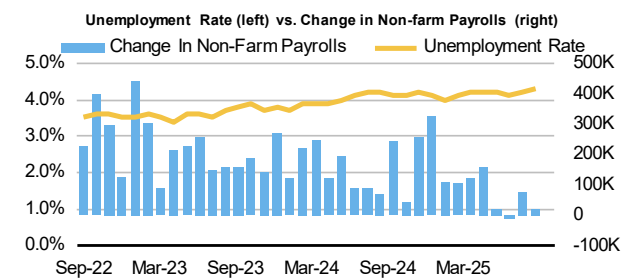
- The U.S. Treasury yield curve steepened further in Q3, led by a decline in short-term yields. Maturities less than one year fell 30-40 bps as markets reflected new Fed rate-cutting expectations. Longer-dated maturity yields from three to 30 years also fell but to a lesser extent after concerns over fiscal deficits and tariff-related inflation eased slightly.
- The 3-month U.S. Treasury ended the quarter at 3.94%, over 35 bps lower. The 2- and 5-year Treasuries fell by 11 and 6 bps to 3.61% and 3.74% respectively. The 10- and 30-year U.S. Treasury fell by 8 and 4 bps to 4.15% and 4.73% respectively. Bond volatility has continued to fall significantly from April highs and has now reached the lowest levels in three years.
- As a result of lower yields over the quarter, bond indexes generated positive total returns for the quarter. The ICE BofA 3-month, 2-, 5-, and 10-year U.S. Treasury indices returned 1.08%, 1.01%, 1.17%, and 1.81% for the quarter, respectively.

Sector Performance

- Excess returns were strong across investment grade sectors as April's spread widening fully reversed on positive trade news and resilient economic data.
- Federal agency and supranational spreads remained low and traded in a narrow range throughout Q3. Excess returns remained muted in part due to limited issuance, which is a trend we expect to continue.
- Investment-grade (IG) corporate bonds generated strong excess returns as spreads narrowed to multi-year lows across most maturities. Lower-quality and longer-duration bonds led performance, supported by strong investor demand.
- Asset-backed securities (ABS) spreads tightened but remain modestly elevated versus 12-month lows. While excess returns were positive, they lagged those of IG corporates. Auto loan collateral modestly outperformed credit card-backed securities.
- Agency-backed mortgage-backed securities (MBS) delivered solid performance with positive excess returns across the board. Longer-duration MBS stood out as a top-performing IG sector in Q3. Agency-backed commercial MBS (CMBS) also posted positive excess returns for the quarter.
- Short-term credit (commercial paper and negotiable bank CDs) yields declined as Treasury issuance surged and the Fed cut rates. Short-end yield spreads widened over the quarter and demand remained strong as investors viewed the sector as a hedge against future rate cuts.

Economic Snapshot

Labor Market		Latest	Jun '25	Sep '24
Unemployment Rate	Aug-25	4.3%	4.1%	4.1%
Change In Non-Farm Payrolls	Aug-25	22,000	-13,000	240,000
Average Hourly Earnings (YoY)	Aug-25	3.7%	3.7%	3.9%
Personal Income (YoY)	Aug-25	5.1%	4.7%	5.3%
Initial Jobless Claims (week)	9/20/25	218,000	232,000	227,000
Growth				
Real GDP (QoQ SAAR)	2025Q2	3.8%	-0.6% ¹	3.6% ²
GDP Personal Consumption (QoQ SAAR)	2025Q2	2.5%	0.6% ¹	3.9% ²
Retail Sales (YoY)	Aug-25	5.0%	4.4%	2.0%
ISM Manufacturing Survey (month)	Sep-25	49.1	49.0	47.5
Existing Home Sales SAAR (month)	Aug-25	4.00 mil.	3.93 mil.	3.90 mil.
Inflation/ Prices				
Personal Consumption Expenditures (YoY)	Aug-25	2.7%	2.6%	2.3%
Consumer Price Index (YoY)	Aug-25	2.9%	2.7%	2.4%
Consumer Price Index Core (YoY)	Aug-25	3.1%	2.9%	3.3%
Crude Oil Futures (WTI, per barrel)	Sep 30	\$62.37	\$65.11	\$68.17
Gold Futures (oz.)	Sep 30	\$3,841	\$3,308	\$2,636



1. Data as of First Quarter 2025.

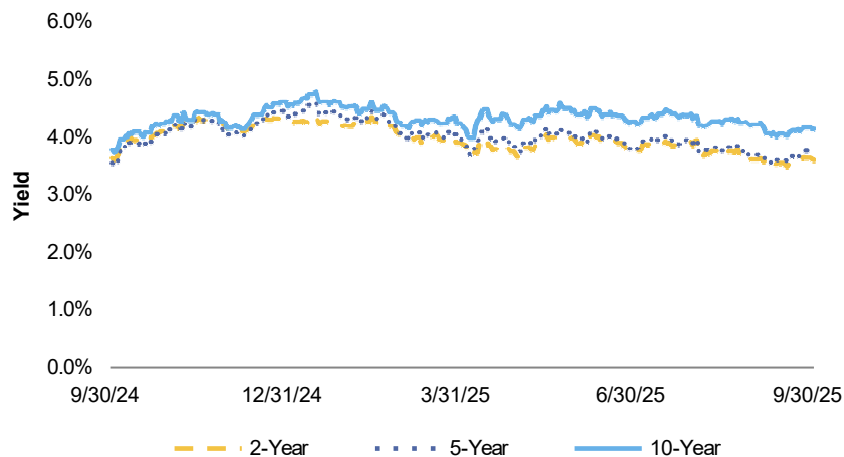
2. Data as of Second Quarter 2024.

Note: YoY = year-over-year, QoQ = quarter-over-quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil.

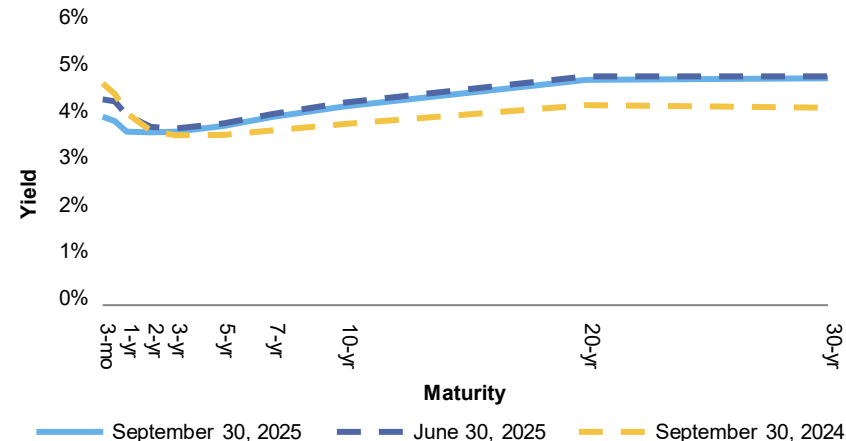
Source: Bloomberg Finance L.P.

Interest Rate Overview

U.S. Treasury Note Yields



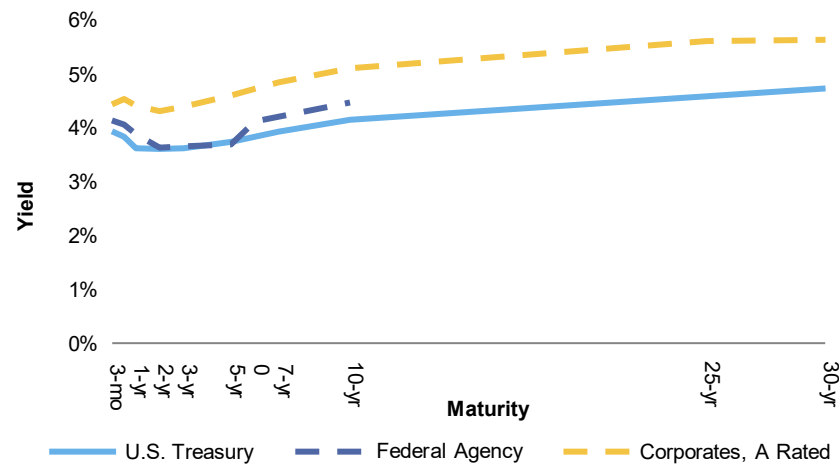
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	Sep '25	Jun '25	Change over Quarter	Sep '24	Change over Year
3-Month	3.94%	4.30%	(0.36%)	4.63%	(0.69%)
1-Year	3.62%	3.97%	(0.35%)	4.01%	(0.39%)
2-Year	3.61%	3.72%	(0.11%)	3.64%	(0.03%)
5-Year	3.74%	3.80%	(0.06%)	3.56%	0.18%
10-Year	4.15%	4.23%	(0.08%)	3.78%	0.37%
30-Year	4.73%	4.78%	(0.05%)	4.12%	0.61%

Yield Curves as of September 30, 2025



Source: Bloomberg Finance L.P.

ICE BofA Index Returns

As of 09/30/2025

Returns for Periods ended 09/30/2025

September 30, 2025	Duration	Yield	3 Month	1 Year	3 Years
1-3 Year Indices					
U.S. Treasury	1.83	3.65%	1.12%	3.87%	4.34%
Federal Agency	1.47	3.68%	1.17%	4.04%	4.50%
U.S. Corporates, A-AAA rated	1.82	4.13%	1.40%	4.65%	5.44%
Agency MBS (0 to 3 years)	1.78	4.50%	1.15%	4.25%	5.03%
Taxable Municipals	1.71	3.83%	1.48%	4.73%	5.14%
1-5 Year Indices					
U.S. Treasury	2.54	3.66%	1.14%	3.77%	4.42%
Federal Agency	2.18	3.72%	1.20%	4.11%	4.60%
U.S. Corporates, A-AAA rated	2.64	4.38%	1.69%	7.06%	4.63%
Agency MBS (0 to 5 years)	2.56	4.70%	1.43%	4.81%	5.57%
Taxable Municipals	2.59	3.97%	1.73%	4.65%	5.19%
Master Indices (Maturities 1 Year or Greater)					
U.S. Treasury	6.13	3.97%	1.56%	1.89%	3.48%
Federal Agency	3.37	3.85%	1.45%	3.67%	4.65%
U.S. Corporates, A-AAA rated	6.75	4.68%	2.51%	3.39%	6.43%
Agency MBS (0 to 30 years)	5.50	4.79%	2.40%	3.26%	5.00%
Taxable Municipals	8.86	5.06%	2.95%	2.13%	5.56%

Returns for periods greater than one year are annualized.

Source: ICE BofA Indices.

Disclosures

Indices shown are not available for investment. The index data reference herein is the property of the index provider and/or its licensors. The index provider assumes no liability in connections with its use and does not sponsor, endorse or recommend the products or services contained herein. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

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Portfolio Review: CITY OF OAKLEY

Certificate of Compliance

During the reporting period for the quarter ended September 30, 2025, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc.*

Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Financial LP Asset and Investment Management ("AIM").

Account Summary

City of Oakley - City of Oakley - 6111-01			
Portfolio Values	September 30, 2025	Analytics ¹	September 30, 2025
CAMP Managed Account	\$31,004,742	Yield at Market	3.78%
CAMP Pool	\$1,268,592	Yield on Cost	3.56%
Amortized Cost	\$30,826,736	Portfolio Duration	2.24
Market Value	\$31,004,742	CAMP Pool 7-Day Yield	4.27%
Accrued Interest	\$208,532		
Cash	\$0		

1. Yield at market, yield on cost, and portfolio duration only include investments held within the separately managed account(s), excludes balances invested in overnight funds.

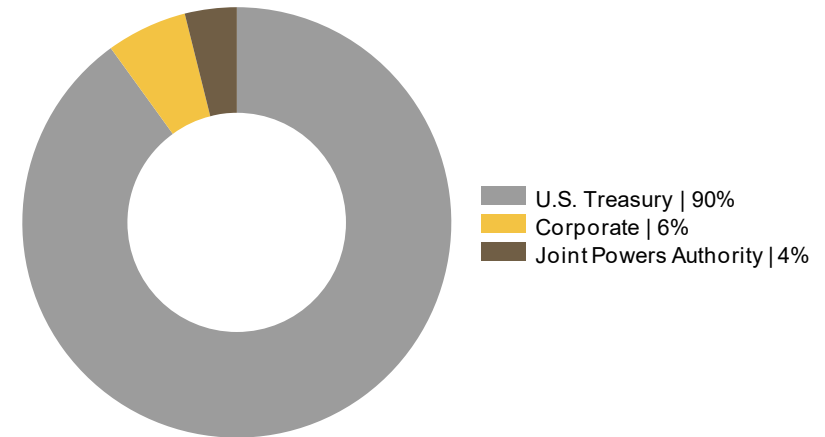
2. The current 7-day yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by 365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed.

Consolidated Summary

Account Summary

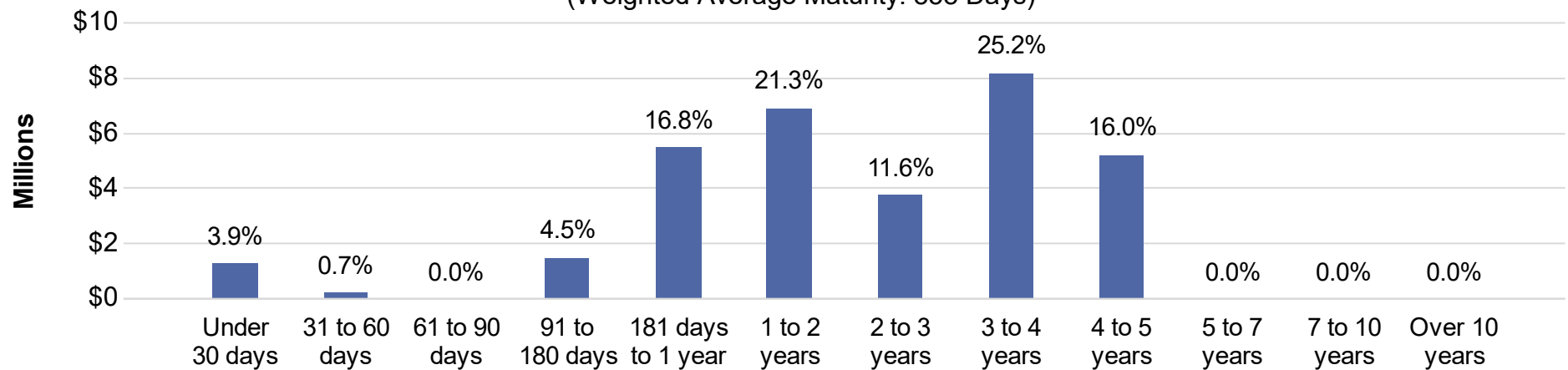
CAMP Managed Account	\$31,213,274
CAMP Pool	\$1,268,592
Total Program	\$32,481,867

Sector Allocation



Maturity Distribution

(Weighted Average Maturity: 858 Days)



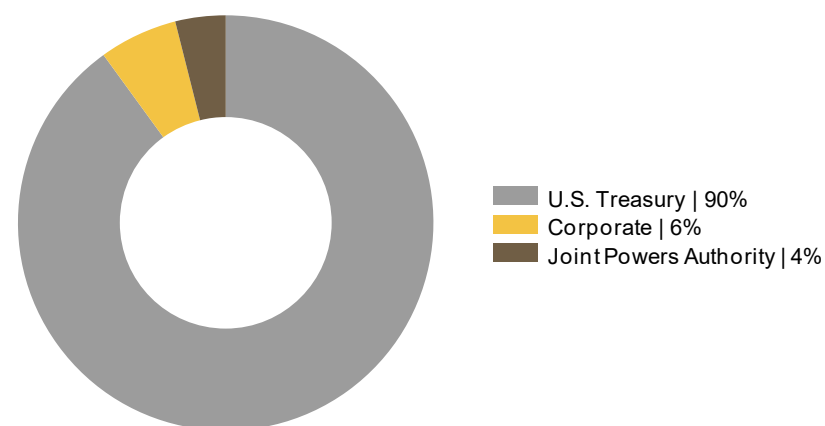
1. Account summary and sector allocation include market values, accrued interest, and overnight balances. Maturity distribution includes market values and excludes accrued interest and overnight balances

Portfolio Snapshot - CITY OF OAKLEY¹

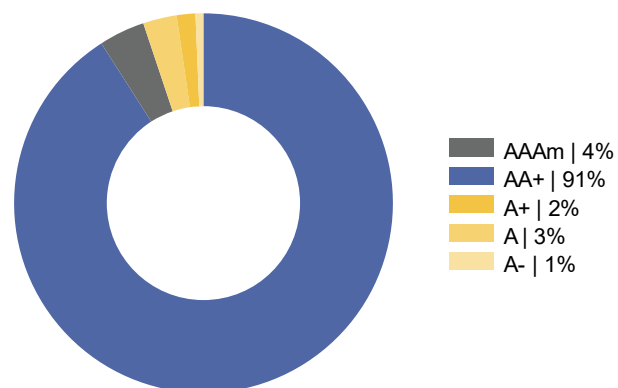
Portfolio Statistics

Total Market Value	\$32,481,866.62
Managed Account Sub-Total	\$31,004,742.13
Accrued Interest	\$208,532.06
Pool	\$1,268,592.43
Portfolio Effective Duration	2.24 years
Benchmark Effective Duration	2.04 years
Yield At Cost	3.56%
Yield At Market	3.78%
Portfolio Credit Quality	AA

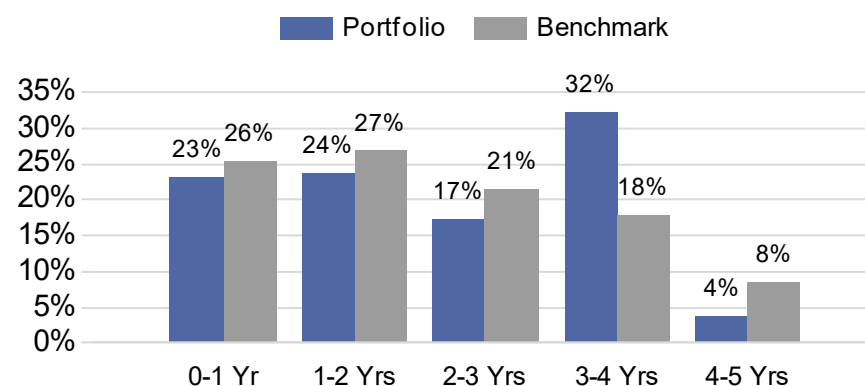
Sector Allocation



Credit Quality - S&P



Duration Distribution



1. Total market value includes accrued interest and balances invested in CAMP, as of September 30, 2025.

Yield and duration calculations exclude balances invested in CAMP.

The portfolio's benchmark is currently the 0-5 year U.S. Treasury Index. Prior to 03/31/24 it was the 1-5 year U.S. Treasury.. Source:

Bloomberg Financial LP.

An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

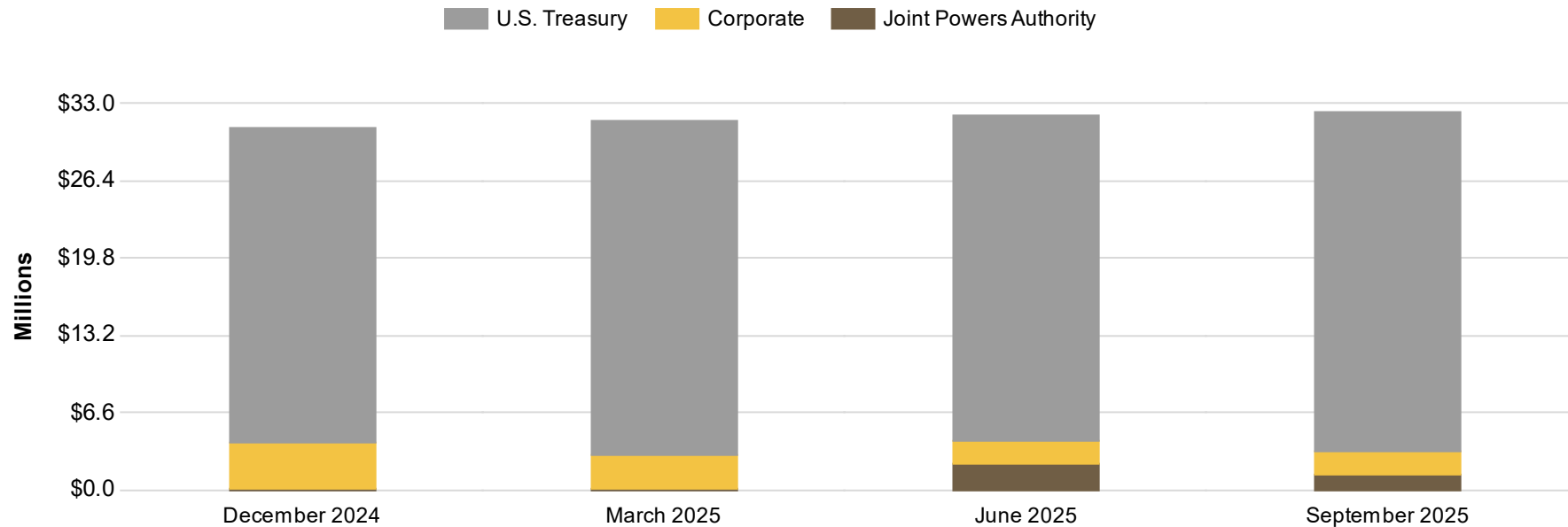
Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
U.S. Treasury	93.7%	
United States Treasury	93.7%	AA / Aa / AA
Corporate	6.3%	
Alphabet Inc	0.9%	AA / Aa / NR
Bank of America Corp	0.7%	A / A / AA
Bristol-Myers Squibb Co	0.7%	A / A / NR
JPMorgan Chase & Co	1.6%	A / A / AA
Mastercard Inc	0.7%	A / Aa / NR
Target Corp	0.7%	A / A / A
Texas Instruments Inc	0.9%	A / Aa / NR
Total	100.0%	

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

Sector Allocation Review

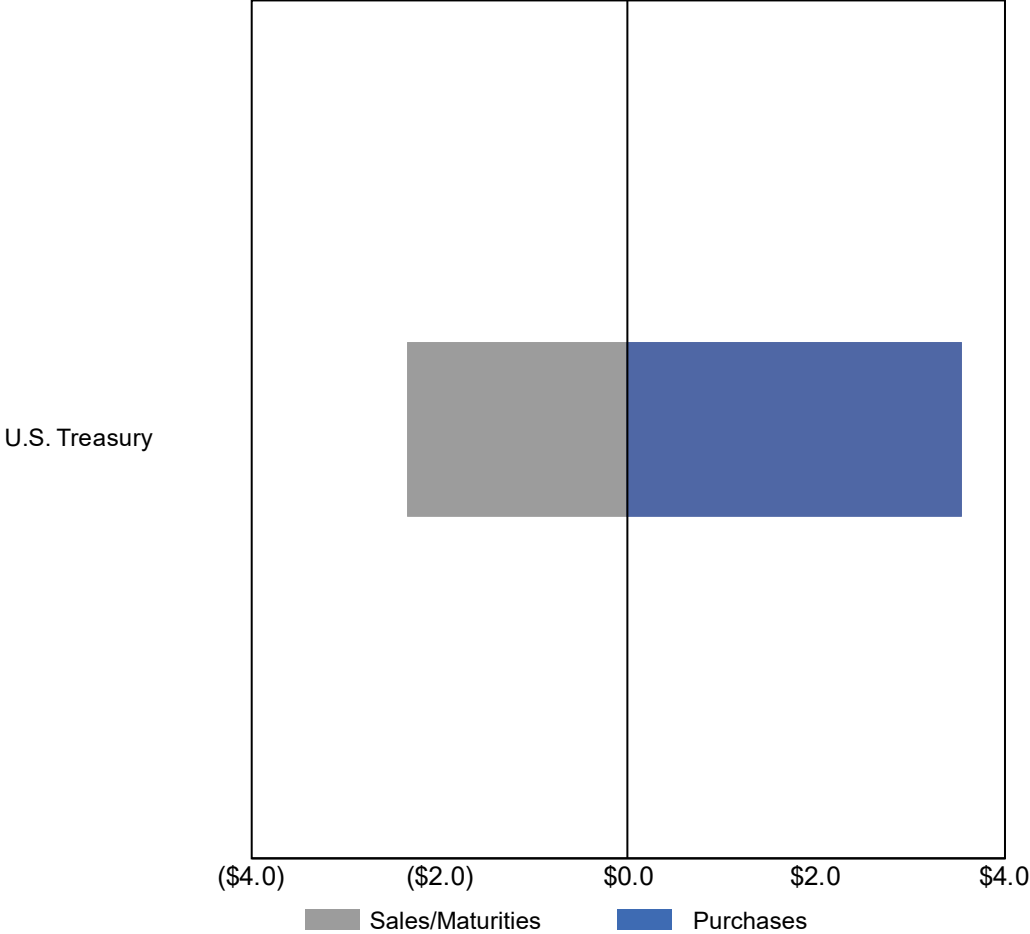
Security Type	Dec-24	% of Total	Mar-25	% of Total	Jun-25	% of Total	Sep-25	% of Total
U.S. Treasury	\$26.9	87.1%	\$28.5	90.5%	\$27.7	86.8%	\$29.0	90.0%
Corporate	\$3.9	12.7%	\$2.9	9.2%	\$1.9	6.1%	\$2.0	6.1%
Joint Powers Authority	\$0.0	0.2%	\$0.1	0.3%	\$2.3	7.1%	\$1.3	3.9%
Total	\$30.9	100.0%	\$31.5	100.0%	\$31.9	100.0%	\$32.3	100.0%



Market values, excluding accrued interest. Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFAM. Detail may not add to total due to rounding.

Portfolio Activity

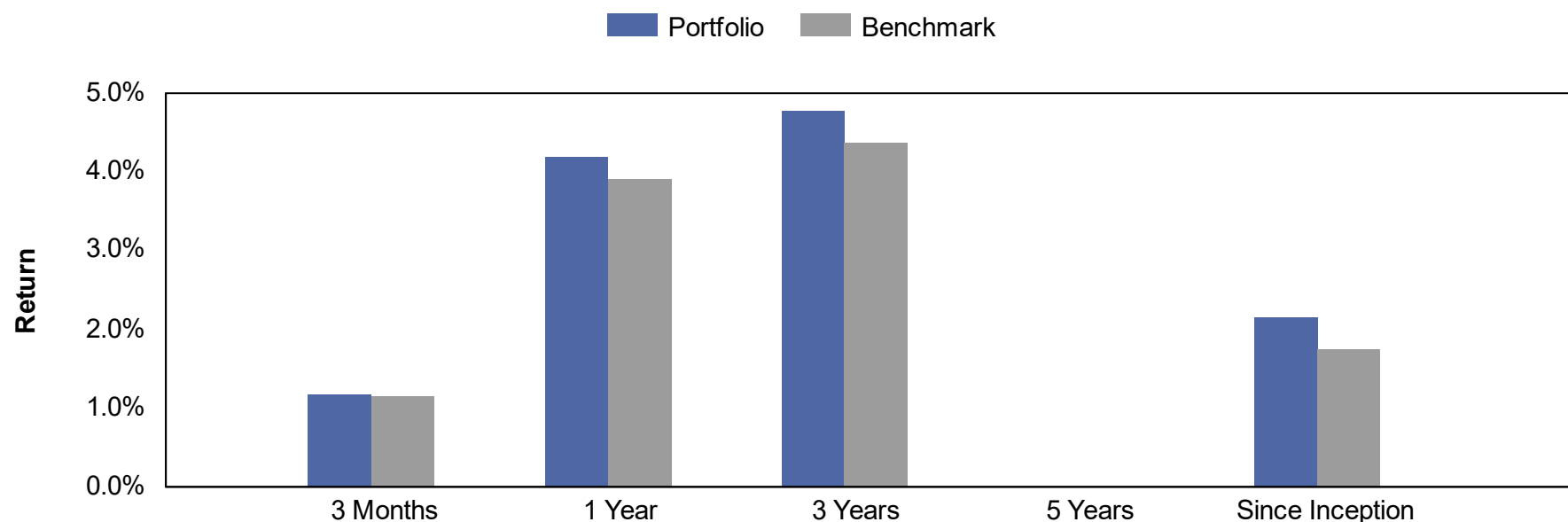
Net Activity by Sector
(\$ millions)



Sector	Net Activity
U.S. Treasury	\$1,227,993
Total Net Activity	\$1,227,993

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

Portfolio Performance



Market Value Basis Earnings	3 Months	1 Year	3 Years	5 Years	Since Inception ¹
Interest Earned ²	\$236,394	\$842,055	\$1,754,616	-	\$1,935,551
Change in Market Value	\$139,920	\$459,959	\$2,490,656	-	\$778,334
Total Dollar Return	\$376,314	\$1,302,014	\$4,245,272	-	\$2,713,885
Total Return³					
Portfolio	1.16%	4.18%	4.77%	-	2.14%
Benchmark ⁴	1.15%	3.91%	4.37%	-	1.75%

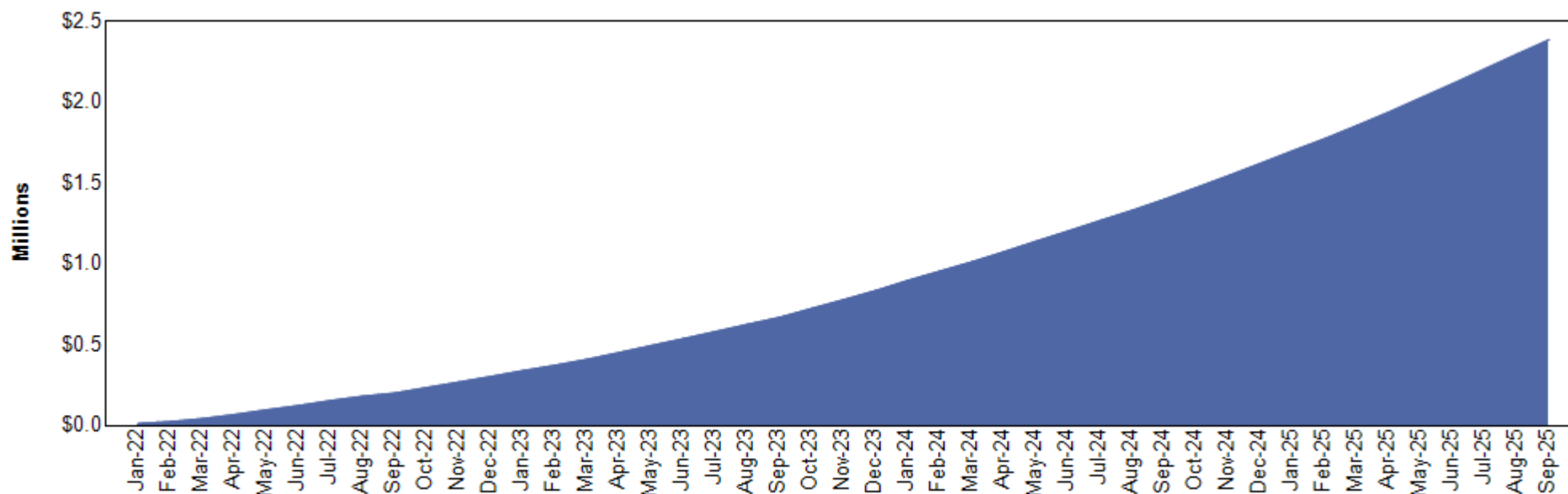
1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is December 31, 2021.

2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.

4. The portfolio's benchmark is currently the 0-5 year U.S. Treasury Index. Prior to 03/31/24 it was the 1-5 year U.S. Treasury.. Source: Bloomberg Financial LP.

Accrual Basis Earnings



Accrual Basis Earnings	3 Months	1 Year	3 Years	5 Year	Since Inception ¹
Interest Earned ²	\$236,394	\$842,055	\$1,754,616	-	\$1,935,551
Realized Gains / (Losses) ³	-	-	(\$4,366)	-	(\$26,313)
Change in Amortized Cost	\$34,421	\$145,100	\$435,772	-	\$476,537
Total Earnings	\$270,814	\$987,155	\$2,186,021	-	\$2,385,775

1. The lesser of 10 years or since inception is shown. Performance inception date is December 31, 2021.

2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Realized gains / (losses) are shown on an amortized cost basis.

Portfolio Holdings and Transactions

**Issuer Distribution
As of September 30, 2025**

Issuer	Market Value (\$)	% of Portfolio
UNITED STATES TREASURY	29,049,128	90.01 %
CAMP POOL	1,268,592	3.93 %
JPMORGAN CHASE & CO	485,686	1.50 %
ALPHABET INC	295,461	0.92 %
TEXAS INSTRUMENTS INC	280,025	0.87 %
MASTERCARD INC	228,638	0.71 %
BRISTOL-MYERS SQUIBB CO	224,081	0.69 %
BANK OF AMERICA CORP	222,063	0.69 %
TARGET CORP	219,660	0.68 %
Grand Total	32,273,335	100.00 %

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	1,490,000.00	AA+	Aa1	5/2/2022	5/3/2022	1,352,349.61	3.00	941.37	1,477,733.13	1,472,266.02
US TREASURY N/B DTD 03/31/2021 0.750% 03/31/2026	91282CBT7	1,835,000.00	AA+	Aa1	10/13/2021	10/14/2021	1,816,721.68	0.98	37.81	1,832,969.08	1,807,144.70
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	930,000.00	AA+	Aa1	6/6/2022	6/7/2022	850,732.03	3.04	2,344.06	916,806.84	911,345.13
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	2,510,000.00	AA+	Aa1	10/13/2021	10/14/2021	2,487,939.45	1.06	60.34	2,505,568.41	2,440,641.17
US TREASURY N/B DTD 02/15/2024 4.125% 02/15/2027	91282CKA8	1,875,000.00	AA+	Aa1	3/28/2025	3/31/2025	1,880,786.13	3.95	9,878.14	1,879,268.96	1,885,839.38
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	835,000.00	AA+	Aa1	8/3/2022	8/4/2022	744,813.48	2.96	1,747.15	804,972.58	794,978.45
US TREASURY N/B DTD 08/15/2024 3.750% 08/15/2027	91282CLG4	775,000.00	AA+	Aa1	2/12/2025	2/18/2025	763,526.37	4.38	3,711.79	766,268.29	776,604.25
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	875,000.00	AA+	Aa1	9/6/2022	9/7/2022	826,567.38	3.48	2,514.44	856,653.09	853,295.62
US TREASURY N/B DTD 09/30/2025 3.500% 09/30/2027	91282CPB1	2,360,000.00	AA+	Aa1	9/29/2025	9/30/2025	2,354,007.81	3.63	226.92	2,354,018.97	2,354,930.72
US TREASURY N/B DTD 01/31/2023 3.500% 01/31/2028	91282CGH8	1,000,000.00	AA+	Aa1	3/1/2024	3/5/2024	969,921.88	4.34	5,896.74	982,041.66	997,344.00
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	1,000,000.00	AA+	Aa1	2/22/2024	2/26/2024	966,484.38	4.39	14,646.74	979,297.24	997,109.00
US TREASURY N/B DTD 07/31/2023 4.125% 07/31/2028	91282CHQ7	1,000,000.00	AA+	Aa1	2/15/2024	2/16/2024	995,039.06	4.25	6,949.73	996,847.20	1,013,281.00
US TREASURY N/B DTD 10/31/2023 4.875% 10/31/2028	91282CJF9	1,000,000.00	AA+	Aa1	2/22/2024	2/26/2024	1,021,953.13	4.35	20,400.82	1,014,959.54	1,035,625.00
US TREASURY N/B DTD 11/16/1998 5.250% 11/15/2028	912810FF0	1,000,000.00	AA+	Aa1	4/2/2024	4/3/2024	1,036,093.75	4.38	19,830.16	1,024,411.96	1,046,836.00
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	1,000,000.00	AA+	Aa1	4/2/2024	4/3/2024	972,304.69	4.40	9,476.90	980,427.88	1,003,164.00

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY N/B DTD 01/31/2024 4.000% 01/31/2029	91282CJW2	1,000,000.00	AA+	Aa1	2/15/2024	2/16/2024	990,585.94	4.21	6,739.13	993,463.98	1,010,820.00
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,000,000.00	AA+	Aa1	3/1/2024	3/5/2024	999,492.19	4.26	3,639.50	999,641.37	1,019,023.00
US TREASURY N/B DTD 04/01/2024 4.125% 03/31/2029	91282CKG5	1,000,000.00	AA+	Aa1	4/2/2024	4/3/2024	988,632.81	4.38	113.32	991,782.22	1,015,234.00
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	450,000.00	AA+	Aa1	5/9/2024	5/13/2024	453,058.59	4.47	8,709.58	452,272.68	464,361.30
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	745,000.00	AA+	Aa1	8/1/2024	8/2/2024	749,627.15	3.86	5,020.65	748,628.25	753,235.98
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	750,000.00	AA+	Aa1	9/5/2024	9/6/2024	752,314.45	3.56	2,328.21	751,853.47	748,183.50
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,400,000.00	AA+	Aa1	11/14/2024	11/15/2024	3,374,367.19	4.30	58,691.58	3,378,523.90	3,454,053.20
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,200,000.00	AA+	Aa1	9/2/2025	9/3/2025	1,193,625.00	3.74	3,725.14	1,193,719.39	1,193,812.80
Security Type Sub-Total		29,030,000.00					28,540,944.15	3.54	187,630.22	28,882,130.09	29,049,128.22
Joint Powers Authority											
CAMP Pool		1,268,592.43	AAA	NR			1,268,592.43		0.00	1,268,592.43	1,268,592.43
Security Type Sub-Total		1,268,592.43					1,268,592.43		0.00	1,268,592.43	1,268,592.43
Corporate											
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	225,000.00	A	A2	3/14/2022	3/16/2022	210,096.00	2.66	646.88	224,524.70	224,080.88
ALPHABET INC (CALLABLE) DTD 08/09/2016 1.998% 08/15/2026	02079KAC1	300,000.00	AA+	Aa2	3/14/2022	3/16/2022	294,777.00	2.42	765.90	298,967.89	295,461.30
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	25,000.00	A	A2	1/19/2022	1/24/2022	24,957.50	1.99	102.92	24,988.99	24,406.65

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	200,000.00	A	A2	3/14/2022	3/16/2022	194,764.00	2.53	823.33	198,602.93	195,253.20
BANK OF AMERICA CORP (CALLABLE) DTD 10/21/2016 3.248% 10/21/2027	06051GGA1	225,000.00	A-	A1	1/3/2023	1/5/2023	210,411.00	4.78	3,248.00	218,745.16	222,062.63
TEXAS INSTRUMENTS INC (CALLABLE) DTD 11/03/2017 2.900% 11/03/2027	882508BC7	285,000.00	A+	Aa3	1/3/2023	1/5/2023	267,880.05	4.29	3,397.83	277,592.52	280,024.76
MASTERCARD INC (CALLABLE) DTD 02/27/2025 4.550% 03/15/2028	57636QBF0	225,000.00	A+	Aa3	3/3/2025	3/4/2025	226,869.75	4.25	455.00	226,523.33	228,638.03
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	465,000.00	A	A1	4/22/2025	4/23/2025	475,741.50	5.05	11,461.98	474,660.56	485,686.46
Security Type Sub-Total		1,950,000.00					1,905,496.80	3.86	20,901.84	1,944,606.08	1,955,613.91
Managed Account Sub Total		30,980,000.00					30,446,440.95	3.56	208,532.06	30,826,736.17	31,004,742.13
Securities Sub Total		\$32,248,592.43					\$31,715,033.38	3.56%	\$208,532.06	\$32,095,328.60	\$32,273,334.56
Accrued Interest											\$208,532.06
Total Investments											\$32,481,866.62

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
BUY									
9/2/2025	9/3/2025	1,200,000.00	91282CNX5	US TREASURY N/B	3.62%	8/31/2030	1,193,985.50	3.74%	
9/29/2025	9/30/2025	2,360,000.00	91282CPB1	US TREASURY N/B	3.50%	9/30/2027	2,354,007.81	3.63%	
Total BUY		3,560,000.00					3,547,993.31		0.00
INTEREST									
7/15/2025	7/15/2025		87612EBM7	TARGET CORP (CALLABLE)	1.95%	1/15/2027	2,193.75		
7/31/2025	7/31/2025		91282CBH3	US TREASURY N/B	0.37%	1/31/2026	2,793.75		
7/31/2025	7/31/2025		91282CJW2	US TREASURY N/B	4.00%	1/31/2029	20,000.00		
7/31/2025	7/31/2025		91282CGH8	US TREASURY N/B	3.50%	1/31/2028	17,500.00		
7/31/2025	7/31/2025		91282CHQ7	US TREASURY N/B	4.12%	7/31/2028	20,625.00		
7/31/2025	7/31/2025		91282CLC3	US TREASURY N/B	4.00%	7/31/2029	14,900.00		
8/15/2025	8/15/2025		02079KAC1	ALPHABET INC (CALLABLE)	1.99%	8/15/2026	2,997.00		
8/15/2025	8/15/2025		91282CLG4	US TREASURY N/B	3.75%	8/15/2027	14,531.25		
8/15/2025	8/15/2025		91282CKA8	US TREASURY N/B	4.12%	2/15/2027	38,671.88		
8/15/2025	8/15/2025		9128282R0	US TREASURY N/B	2.25%	8/15/2027	9,843.75		
8/31/2025	8/31/2025		91282CKD2	US TREASURY N/B	4.25%	2/28/2029	21,250.00		
8/31/2025	8/31/2025		91282CLK5	US TREASURY N/B	3.62%	8/31/2029	13,593.75		
9/15/2025	9/15/2025		57636QBF0	MASTERCARD INC (CALLABLE)	4.55%	3/15/2028	5,630.63		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
9/30/2025	9/30/2025		91282CAM3	US TREASURY N/B	0.25%	9/30/2025	2,900.00		
9/30/2025	9/30/2025		91282CKG5	US TREASURY N/B	4.12%	3/31/2029	20,625.00		
9/30/2025	9/30/2025		91282CBT7	US TREASURY N/B	0.75%	3/31/2026	6,881.25		
9/30/2025	9/30/2025		91282CCZ2	US TREASURY N/B	0.87%	9/30/2026	10,981.25		
Total INTEREST		0.00					225,918.26		0.00
MATURITY									
9/30/2025	9/30/2025	2,320,000.00	91282CAM3	US TREASURY N/B	0.25%	9/30/2025	2,320,000.00		
Total MATURITY		2,320,000.00					2,320,000.00		0.00

Important Disclosures

This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation, as it was prepared without regard to any specific objectives or financial circumstances.

PFMAM professionals have exercised reasonable professional care in the preparation of this performance report. Information in this report is obtained from sources external to PFMAM and is generally believed to be reliable and available to the public; however, we cannot guarantee its accuracy, completeness or suitability. We rely on the client's custodian for security holdings and market values. Transaction dates reported by the custodian may differ from money manager statements. While efforts are made to ensure the data contained herein is accurate and complete, we disclaim all responsibility for any errors that may occur. References to particular issuers are for illustrative purposes only and are not intended to be recommendations or advice regarding such issuers. Fixed income manager and index characteristics are gathered from external sources. When average credit quality is not available, it is estimated by taking the market value weights of individual credit tiers on the portion of the strategy rated by a NRSRO.

It is not possible to invest directly in an index. The index returns shown throughout this material do not represent the results of actual trading of investor assets. Third-party providers maintain the indices shown and calculate the index levels and performance shown or discussed. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

The views expressed within this material constitute the perspective and judgment of PFMAM at the time of distribution and are subject to change. Any forecast, projection, or prediction of the market, the economy, economic trends, and equity or fixed-income markets are based upon certain assumptions and current opinion as of the date of issue and are also subject to change. Some, but not all assumptions are noted in the report. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Opinions and data presented are not necessarily indicative of future events or expected performance.

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- This information is for institutional investor use only, not for further distribution to retail investors, and does not represent an offer to sell or a solicitation of an offer to buy or sell any fund or other security. Investors should consider the Trust's investment objectives, risks, charges and expenses before investing in the Trust. This and other information about the Trust is available in the Trust's current Information Statement, which should be read carefully before investing. A copy of the Trust's Information Statement may be obtained by calling 1-800-729-7665 or is available on the Trust's website at www.camponline.com. While the Cash Reserve Portfolio seeks to maintain a stable net asset value of \$1.00 per share and the CAMP Term Portfolio seeks to achieve a net asset value of \$1.00 per share at the stated maturity, it is possible to lose money investing in the Trust. An investment in the Trust is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Shares of the Trust are distributed by U.S. Bancorp Investments, Inc., member FINRA (www.finra.org) and SIPC (www.sipc.org). PFM Asset Management is a division of U.S. Bancorp Asset Management, Inc., which serves as administrator and investment adviser to the Trust. U.S. Bancorp Asset Management, Inc. is a direct subsidiary of U.S. Bank N.A. and an indirect subsidiary of U.S. Bancorp. U.S. Bancorp Investments, Inc. is a subsidiary of U.S. Bancorp and affiliate of U.S. Bank N.A.
- Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.
- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. **Past performance is not indicative of future returns.**
- ICE Bank of America Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

Glossary

- **Accrued Interest:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **Agencies:** Federal agency securities and/or Government-sponsored enterprises.
- **Amortized Cost:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **Asset-Backed Security:** A financial instrument collateralized by an underlying pool of assets – usually ones that generate a cash flow from debt, such as loans, leases, credit card balances, and receivables.
- **Bankers' Acceptance:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **Commercial Paper:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **Contribution to Total Return:** The weight of each individual security multiplied by its return, then summed for each sector to determine how much each sector added or subtracted from the overall portfolio performance.
- **Effective Duration:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **Effective Yield:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **Interest Rate:** Interest per year divided by principal amount and expressed as a percentage.
- **Market Value:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **Maturity:** The date upon which the principal or stated value of an investment becomes due and payable.
- **Negotiable Certificates of Deposit:** A CD with a very large denomination, usually \$1 million or more, that can be traded in secondary markets.
- **Par Value:** The nominal dollar face amount of a security.
- **Pass-through Security:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

Glossary

- Repurchase Agreements: A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- Settle Date: The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- Supranational: A multinational union or association in which member countries cede authority and sovereignty on at least some internal matters to the group, whose decisions are binding on its members.
- Trade Date: The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- Unsettled Trade: A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- U.S. Treasury: The department of the U.S. government that issues Treasury securities.
- Yield: The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- YTM at Cost: The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- YTM at Market: The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.

Type*	Name of Institution	Rate	Maturity****	Cost Amount	Market Value**
Investments in Wells Fargo Bank Account					
-	Commercial Checking Acct Public Funds	0.000%	9/30/2025	\$ 7,853,781.53	\$ 7,853,781.53
Investments with Wells Fargo Investment Advisors:					
9	Institutional Money Market	0.182%	N/A	1,959,571.75	1,959,571.75
Investments with State of California:					
3	Local Agency Investment Fund (LAIF)-City	4.340%	N/A	20,503,251.86	20,542,814.55
Investments with CalTRUST					
11	Short-Term Investment Account-City	0.364%	N/A	314,753.36	314,753.36
Investments with CAMP					
13	Short-Term Investment Account-City	4.360%	N/A	42,355,616.09	42,355,616.09
Total Investments Other than Bond Proceeds				72,986,974.59	73,026,537.27
Investments with Wells Fargo Trust (bond proceeds): ***					
2021 Refunding Revenue Bonds					
9 Government Money Market					
	Wells Fargo Advantage Gov MM Svc	1.400%	N/A	141,817.41	141,817.41
2014 Refunding Revenue Bonds					
9 Government Money Market					
	Wells Fargo Advantage Gov MM Svc	1.310%	N/A	400,066.42	400,066.42
Investments with USBank Trust (bond proceeds): ***					
2016 Lease Revenue Bonds					
9 Government Money Market					
	USBank - First American Government Obligation	0.000%	N/A	0.54	0.54
Total Investments of Bond Proceeds				541,884.37	541,884.37
Managed Investments with PFM (Detail Attached)					
	CAMP POOL		See Detail	1,268,592.43	1,268,592.43
	Managed Investments		See Detail	30,446,440.95	31,004,742.13
Total Managed Investments				31,715,033.38	32,273,334.56
Total All City Investments				\$ 105,243,892.34	\$ 105,841,756.20
Accrued Interest of Investments other than Bond Proceeds:					
	Wells Fargo Investment Advisors			3,559.44	
	Local Agency Investment Fund			224,031.17	
	CalTRUST			1,146.05	
	PFM (Asset Management& CAMP)			380,931.28	
	Accrued Interest as of 09/30/25			\$ 609,667.94	

* **Type of investment** as described in Authorized Investments section of the City's adopted Investment Policy

- | | | |
|--------------------------------------|-----------------------|---------------------------------|
| 1. U.S Government Securities | 5. Bankers Acceptance | 9. Money market funds |
| 2. U.S. Government Agency Securities | 6. Commercial Paper | 10. Repurchase agreements |
| 3. Local Agency Investment Fund | 7. Medium term notes | 11. CalTRUST Short Term Account |
| 4. Certificates of Deposit | 8. Mutual funds | 12. Overnight Sweep |
| 13. CAMP Joint Powers Authority | | |

** **Market Valuation** for LAIF was obtained at <https://www.treasurer.ca.gov/pmia-laif/mktvalue/2025/202509.pdf>

Market value for all other investments was obtained from FT Interactive Data. As the City holds its investments to maturity, market value fluctuations are not significant.

*** **Investment of bond proceeds** is governed by each bond's Trust Agreement. All of the amounts with Wells Fargo Trust are debt service reserve funds. Investment income remains with the individual bond accounts.

**** With the exception of CDs and managed investments, except for the CAMP POOL, all accounts have same day or next-day liquidity

The City of Oakley is in compliance with the City's annually adopted investment policy and is able to meet its operating expenditure requirements for the next six months.



Approved by Jeri Tejada
Adminisitrative Service Director

10/31/2025

Date

DATE: November 10, 2025
TO: Joshua McMurray, City Manager
FROM: Jeri Tejada, Administrative Service Director
SUBJECT: City of Oakley as Successor Agency to the Oakley Redevelopment Agency – Quarterly Investment Report (1st Quarter FY 25/26)

Approved and
Forwarded to the
City Council

Background and Analysis

California law and the City's Investment Policy require the Agency's fiscal officer to submit a quarterly investment report to the Agency's governing board. The report should contain information on all securities held and include a statement denoting the ability of the local agency to meet its expenditure requirements for the next six months.

Fiscal Impact

The Investment Report for the Period Ending September 30, 2025, attached shows a balance of \$5,564.01 in cash for operations before the City receives the next distribution from the Department of Finance requested with the ROPS. To increase annual cash flow savings of refunding bonds, cash reserves were applied to bond insurance with Build America Mutual (BAM). The Reserve Requirements are satisfied in face amounts of \$571,000.00 for 2015 Bonds and \$1,827,318.76 for 2018 Bonds.

The Agency is in compliance with the City's annually adopted investment policy. The tax revenues distributed to the Agency is sufficient to make the Agency's enforceable obligation payments as approved by the Department of Finance.

Staff Recommendation

Staff recommends the City Council, as the Board of the Successor Agency, accept the investment report for the 1st Quarter of Fiscal Year 25/26.

Attachments

1. City of Oakley as Successor Agency to the Redevelopment Agency Investment Report for the quarter ended September 30, 2025.





City of Oakley as Successor Agency to the
Oakley Redevelopment Agency
Quarterly Investment Report
For the Quarter Ended September 30, 2025

Type*	Name of Institution	Rate	Maturity***	Cost Amount	Market Value
Investments in Wells Fargo Bank Account					
	Successor Agency Checking	0.640%	N/A	\$ 5,564.01	\$ 5,564.01
Total Investments Other than Bond Proceeds				5,564.01	5,564.01
Investments with US Bank Trust (bond proceeds): **					
	20015 A&B Tax Allocation Refunding Bonds			-	-
	2018 Tax Allocation Refunding Bonds			-	-
Total Investments of Bond Proceeds				-	-
Total Agency Investments				\$ 5,564.01	\$ 5,564.01

* **Type of investment** as described in Authorized Investments section of the City's adopted Investment Policy

- | | | |
|--------------------------------------|-----------------------|---------------------------------|
| 1. U.S Government Securities | 5. Bankers Acceptance | 9. Money market funds |
| 2. U.S. Government Agency Securities | 6. Commercial Paper | 10. Repurchase agreements |
| 3. Local Agency Investment Fund | 7. Medium term notes | 11. CalTRUST Short Term Account |
| 4. Certificates of Deposit | 8. Mutual funds | 12. Overnight Sweep |

** **Investment of bond proceeds** is governed by each bond's Trust Agreement. Reserve Requirements are satisfied by BAM surety policy in face amounts equal to \$571,000 for 2015 Bonds and \$1,827,318.76 for 2018 Bonds.

*** All Successor Agency accounts have same day or next day liquidity

The City of Oakley, as Successor Agency to the Oakley Redevelopment Agency, is in compliance with the City's annually adopted investment policy.


 Approved by Jeri Tejada
 Administrative Services Director

10/31/2025
 Date

DATE: November 12, 2025
TO: Joshua McMurray, City Manager
FROM: Kevin Rohani, P.E., Public Works Director/City Engineer
SUBJECT: Adopt two Resolutions approving a Subdivision Improvement Agreement and Final Map for Summer Lake North (Phase 1) Village 6 Subdivision 9621 located at the northeast corner of East Cypress Road and Lake Tahoe Drive (Large Lot 6 of Subdivision 9307)

Approved and
Forwarded to the
City Council

Background and Analysis

On October 25, 2011, the City Council approved the Summer Lake North Subdivision 9307 (TM 01-11) Vesting Tentative Map Subdividing 409 acres into 824 residential lots, a 70-acre man-made lake, open space, parks, a commercial area, and other associated improvements, including construction of levee improvements.

On April 23, 2021, the Community Development Director prepared a letter of substantial conformance letter stating that the updated Vesting Tentative Map presented to the city is in substantial conformance to the originally approved Vesting Tentative Map.

On October 31, 2022, DeNova Homes LLC filed an application requesting Design Review approval for the Summer Lake North Subdivision. Plans consist of floor plans, architectural elevations, colors and materials schemes, and village preliminary development plans for 817 new single-family residential three architectural types pre-selected from five architectural types used throughout the entire subdivision (Spanish, Tusca, Farmhouse, Traditional, and Prairie). Livable area of the homes is between 1,927 sf and 3,479 sf. The site is in Summer Lake North Subdivision 9307 located east of Bethel Island Road and north of East Cypress Road. The site is zoned SP-1 (East Cypress Corridor Specific Plan) District.

On March 7, 2023, Resolution 5-23, the Planning Commission made findings and approved the Summer Lake North Design Review (DR 09-22) within the Summer Lake North Subdivision 9307.

On February 27, 2024, Resolution 19-24 and 20-24, the City Council approved the large lot Final Map and Subdivision Improvement Agreement of Subdivision 9307 Summer Lake North, which subdivided the property carving out the various parcels for the park, lake, pump station, sewer lift station, levee, backbone roadway infrastructure, and parcels for future villages within this master planned community.



Civic Summer Lake North, LLC, is now requesting approval for the City Council to execute the Subdivision Improvement Agreement and approve the final map for Subdivision 9621 Summer Lake North (Phase 1) Village 6. In order to satisfy all remaining conditions of approval, a Subdivision Improvement Agreement must be approved with the recordation of the final map.

The City Engineer and City Surveyor have reviewed the tentative map approval documents and the final map, and have found the map to be technically correct, in substantial compliance with the conditionally approved tentative map, development agreement, and all final map conditions of approval have been met (or are being secured by way of this agreement).

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety goals to build safe streets and healthy neighborhoods.

Fiscal Impact

There is no fiscal impact associated with this action as all the work is being performed by the Developer.

Staff Recommendation

Staff recommend that the City Council adopt the Resolutions to execute the Subdivision Improvement Agreement and approve the Final Map for Subdivision 9621 Summer Lake North (Phase 1) Village 6.

Attachments

Attachment 1. Vicinity Map

Attachment 2. Resolution Approving the Final Map

Attachment 3. Resolution Approving the Subdivision Improvement Agreement

Attachment 4. Subdivision Improvement Agreement (SIA)

Exhibit A – City Council Resolution No. 116-11 & Substantial Conformance Letter

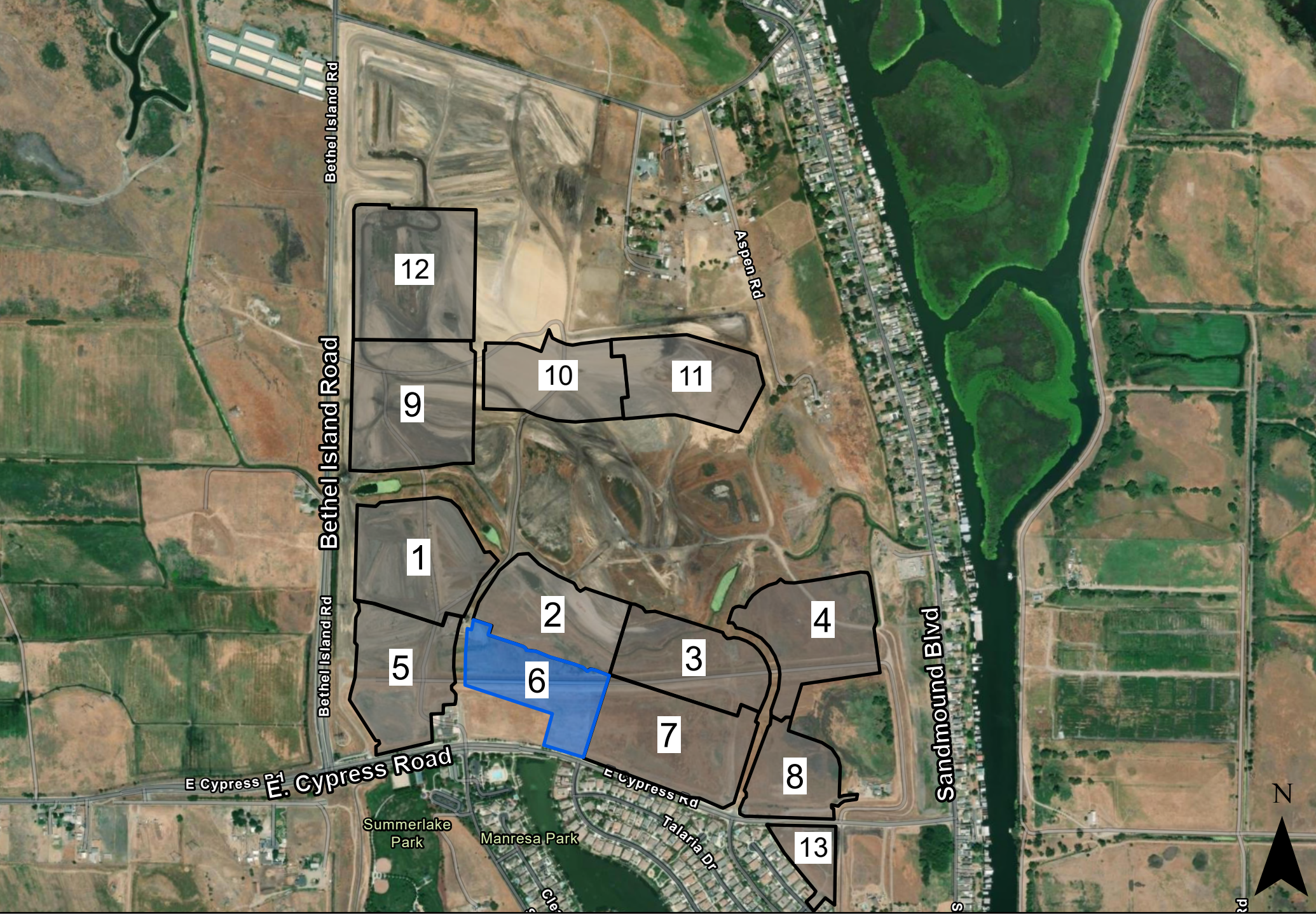
Exhibit B – Engineer's Estimate

Exhibit C – Insurance Requirements

Exhibit D – Verification of Required Insurance

Attachment 5. Reduction of Subdivision 9621 Summer Lake North (Phase 1) Village 6 Final Map





RESOLUTION NO. XX-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY
APPROVING THE FINAL MAP FOR SUMMER LAKE NORTH (PHASE 1)
VILLAGE 6 SUBDIVISION 9621**

WHEREAS, On February 27, 2024, Resolution 19-24 and 20-24, the City Council approved the Final Map and Subdivision Improvement Agreement of Subdivision 9307 Summer Lake North Subdivision; and,

WHEREAS, Subdivision 9621 is Village 6 within Phase 1 of the master planned community of Summer Lake North; and,

WHEREAS, Civic Summer Lake North, LLC, has satisfied the necessary conditions of approval for Subdivision 9621 Summer Lake North (Phase 1) Village 6 Subdivision, as approved by the City Council on October 25, 2011, Resolution Number 116-11; and,

WHEREAS, the City Engineer has determined that the conditions of approval required prior to final map approval for Subdivision 9621 Summer Lake North (Phase 1) Village 6 have been satisfied; and

WHEREAS, the City Surveyor has determined that the final map attached herein is technically correct.

BE IT RESOLVED by the City Council of the City of Oakley that the final map labeled "Subdivision 9621 Summer Lake North Village 6", as prepared by Carlson, Barbee, & Gibson, Inc. is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Oakley on this 12th day of November 2025 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

Shannon Shaw, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

RESOLUTION NO. XX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT WITH CIVIC SUMMER LAKE NORTH, LLC, FOR SUBDIVISION 9621 SUMMER LAKE NORTH (PHASE 1) VILLAGE 6 AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT

WHEREAS, the City Council of the City of Oakley, California wishes to enter into a Subdivision Improvement Agreement with Civic Summer Lake North, LLC, for the development of a residential subdivision known as Subdivision 9621 Summer Lake North (Phase 1) Village 6; and,

WHEREAS, this agreement will require the developer to complete \$633,000 for the Public Improvements in accordance with the project conditions of approval and City standard construction design.

BE IT RESOLVED by the City Council of the City of Oakley that the Subdivision Improvement Agreement with Civic Summer Lake North, LLC, is hereby approved and the City Manager is hereby authorized to execute the Subdivision Improvement Agreement for the development of Subdivision 9621 Summer Lake North (Phase 1) Village 6 in the form attached is made part of this resolution.

PASSED AND ADOPTED by the City Council of the City of Oakley on this 12th day of November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Shannon Shaw, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

**CITY OF OAKLEY
SUBDIVISION IMPROVEMENT AGREEMENT
SUBDIVISION 9621**

This Subdivision Improvement Agreement (this “Agreement” is dated as of November 12, 2025 and evidences the agreement between (i) the City of Oakley, a municipal corporation and general law city of the State of California (the “City”) and (ii) and Civic Summer Lake North, LLC, a Delaware limited liability (the "Developer" or “Subdivider”), (collectively “Parties”) to improve and dedicate those public improvements imposed by Resolution No. 116-11.

RECITALS

WHEREAS, it has been determined by the City Council of the City of Oakley, State of California, that Developer, the subdivider of Subdivision 9621, desires to improve and dedicate those public improvements (the “Improvements”) required by the conditions of approval for the project as adopted by the City of Oakley City Council via Resolution Number 116-11, and further affirmed with the substantial conformance letter from City dated April 23, 2021, in accordance with the requirements and conditions set forth in approvals, the requirements of the Subdivision Map Act of the State of California, and those certain plans and specifications for said development approved by the City and titled “*Summer Lake North – Phase 1 Village 6 Improvement Plans Subdivision 9621*” prepared by Carlson, Barbee, and Gibson, Inc., now on file in the office of the City Engineer, which are hereby referred to for a more definite and distinct description of the work to be performed under this Agreement as though set forth at length herein; and

WHEREAS, Developer and City acknowledge that not all conditions of approval (“COA”) contained in Resolution Number 116-11, and further affirmed with the substantial conformance letter from City dated April 23, 2021, have been satisfied, but nevertheless, Developer desires to file a final map. The satisfaction of all COA are the subject of this Agreement. Developer’s agreement to satisfy all COA, unless mutually agreeable modifications are approved by City at a later date, and construct the Improvements identified in the aforementioned COA is a material part of the consideration for this Agreement; and

WHEREAS, Developer intends to satisfactorily complete the Improvements within the time hereinafter specified, and City intends to accept Developer's offer(s) of dedication of the Improvements in consideration for Developer's satisfactory performance of the terms and conditions of this Agreement; and

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants herein contained, the parties agree as follows:

1. Improvements.

Developer agrees to install the road improvements (both public and private), sewer and drainage improvements, signs, street lights, fire hydrants, landscaping, and such other improvements (including appurtenant equipment) as required as conditions of approval of

Tentative Map 9307 as set forth in Exhibit A to this Agreement, which is incorporated herein as if set forth at this point, or as otherwise required in the subdivision ordinance. In the event that any provision of this Agreement conflicts with the provisions of Exhibit A the provisions of Exhibit A shall prevail to the extent that the conflicting provision in Exhibit A requires a greater or more extensive improvement or expenditure, or to the extent that that provision extends developer's obligations over a greater period of time than the specific provision set forth herein. Such Improvements shall also be made in conformance with the City of Oakley Municipal Code and Contra Costa County Ordinance Code as adopted and enforced by the City of Oakley.

Developer will commence construction of The Improvements within 30 days following the date on which City executes this Agreement. Developer shall complete said work not later than 36 months following said date of execution in a good workmanlike manner, in accordance with accepted construction practices and in a manner equal or superior to the requirements of the City of Oakley Municipal Code and Contra Costa County Ordinance Code and rulings made thereunder; and where there is a conflict between the improvement plans and the City Municipal Code or County Ordinance Code, the stricter requirements shall govern. It is understood that the City of Oakley was incorporated effective July 1, 1999, and as such continues to rely on certain laws, ordinance and design standards of the County of Contra Costa. References herein to the County Code or County Ordinance Code are understood to refer to such ordinance and codes as if adopted by the City of Oakley.

Time is of the essence in this Agreement. Upon completion, Developer shall furnish City with a complete and reproducible set of final as-built plans of The Improvements, including authorized modification.

2. Estimated Cost of Improvements for Bonding Purposes.

The estimated cost of constructing the Improvements required by this Agreement as adjusted for inflation is agreed to be \$633,000. Said amounts include costs and reasonable expenses and fees which may be incurred in enforcing the obligation secured, as set forth in Exhibit B.

3. Bonds Furnished. Concurrently with the execution of this Agreement, Developer shall furnish City with the following security in the forms specified in Government Code sections 66499.1 and 66499.2 or in a form satisfactory to the City Attorney if different from such Government Code forms:

A. Faithful Performance. Either a cash deposit, a corporate surety bond issued by a company duly and legally licensed to conduct a general surety business in the State of California, or an instrument of credit equivalent to one hundred percent (100%) of the estimate set forth in Paragraph 2 and sufficient to assure City that The Improvements will be satisfactorily completed. A minimum of one percent (1%) of the security shall be a cash deposit.

B. Labor and Materials. Either a cash deposit, a corporate surety bond issued by a company duly and legally licensed to conduct a general surety business in the State of California, or an instrument of credit equivalent to fifty percent (50%) of the estimate set forth in Paragraph 2 and sufficient to assure City that Developer's contractors, subcontractors, and other persons furnishing labor, materials, or equipment shall be paid therefor.

C. Cash Deposit. If required by City, a cash deposit, corporate surety bond, or instrument of credit sufficient to assure City that the surface water drainage of the subdivision shall not interfere with the use of neighboring property, including public streets and highways.

City shall be the sole indemnitee named on any instrument required by this Agreement. Any instrument or deposit required herein shall conform with the provisions of Chapter 5 of the Subdivision Map Act. Developer may request that portions or all of the bonds may be substituted by other parties in the event that portions or all of the Subdivision is sold to other parties, and such substitution shall not be unreasonably withheld by City.

5. Prevailing Wage. City has determined that construction of the Improvements falls within the definition of "public works" set forth in California Labor Code Section 1720. Subject to any amendments to Labor Code Section 1720 et seq., Developer shall comply with Labor Code Section 1720 et seq., shall comply with the provisions set forth in Exhibit B and shall ensure that any contractors and subcontractors comply with the provisions of Exhibit B. Developer shall waive, indemnify, hold harmless and defend City concerning any liability arising out of Labor Code Section 1720, et seq.

6. Work Performance and Guarantee. Except as otherwise expressly provided in this Agreement, and excepting only items of routine maintenance, ordinary wear and tear and unusual abuse or neglect, Developer guarantees all work executed by Developer and/or Developer's agents, and all supplies, materials and devices of whatsoever nature incorporated in, or attached to the work, or otherwise delivered to City as a part of the work pursuant to the Agreement, to be free of all defects of workmanship and materials for a period of one (1) year after initial acceptance of the entire work by City. Developer shall repair or replace any or all such work or material, together with all or any other work or materials which may be displaced or damaged in so doing, that may prove defective in workmanship or material within said one-year guarantee period without expense or charge of any nature whatsoever to City. Developer further covenants and agrees that when defects in design, workmanship and materials actually appear during the one-year guarantee period, and have been corrected, the guarantee period shall automatically be extended for an additional year to insure that such defects have actually been corrected.

In the event the Developer shall fail to comply with the conditions of the foregoing guarantee within thirty (30) days' time, after being notified of the defect in writing, City shall have the right, but shall not be obligated, to repair or obtain the repair of the defect, and Developer shall pay to City on demand all costs and expense of such repair. Notwithstanding anything herein to the contrary, in the event that any defect in workmanship or material covered

by the foregoing guarantee results in a condition which constitutes an immediate hazard to the public health, safety, or welfare, City shall have the right to immediately repair, or cause to be repaired, such defect, and Developer shall pay to City on demand all costs and expense of such repair. The foregoing statement relating to hazards to health and safety shall be deemed to include either temporary or permanent repairs which may be required as determined in the sole discretion and judgment of City.

If City, at its sole option, makes or causes to be made the necessary repairs or replacements or performs the necessary work, Developer shall pay, in addition to actual costs and expenses of such repair or work, fifty percent (50%) of such costs and expenses for overhead and interest at the maximum rate of interest permitted by law accruing thirty (30) days from the date of billing for such work or repairs.

7. Duty to Maintain Improvements. City shall not be responsible or liable for the maintenance or care of the Improvements until City formally approves and accepts them in accordance with its policies and procedures. City shall exercise no control over the Improvements until approved and accepted. Any use by any person of the Improvements, or any portion thereof, shall be at the sole and exclusive risk of the Developer at all times prior to City's acceptance of the Improvements. Developer shall maintain all the Improvements in a state of good repair until they are completed by Developer and approved and accepted by City. Maintenance shall include, but shall not be limited to, repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements.

It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Developer fails to properly prosecute its construction standard and maintenance obligations in Section 6 and 7, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement if necessary. Until final acceptance of the Improvements, Subdivider shall give good and adequate warning to the public of each and every dangerous condition existent in said improvements, and will take all reasonable actions to protect the public from such dangerous condition. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Improvements or their condition prior to acceptance. Notwithstanding the above, Developer shall make available for public use any streets, curbs, gutters, sidewalks or walkways, streetlights, street furniture, storm drain improvements, fire hydrants, and any other facilities intended for general public use, which are installed, altered or affected by the Work, as soon as they can be safely placed in service.

8. Insurance Required. Concurrently with the execution hereof, Developer shall obtain or cause to be obtained and filed with the City, all insurance required in this paragraph and as set forth in Exhibit C, and such insurance shall have been approved by the Finance Director of City, or his designee, as to form, amount and carrier. Prior to the commencement of work under this Agreement, Developer's general contractor shall obtain or cause to be obtained

and filed with the Finance Director, all insurance required under this paragraph and as set forth in Exhibit C, evidenced herein as Exhibit D, and such insurance shall have been approved by the Finance Director of City, as to form, amount and carrier. Developer shall not allow any contractor or subcontractor to commence work on this contract or subcontract until all insurance required for Developer and Developer's general contractor shall have been so obtained and approved. Said insurance shall be maintained in full force and effect until the completion of work under this Agreement and the final acceptance thereof by City. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

9. Inspection of the Work. All of the Work shall be performed to the satisfaction of the City Engineer in his or her reasonable discretion. The City and its authorized agents shall, at all times during the performance of the Work, have free access to the Work and shall be allowed to examine the Work and all materials used and to be used in the Work. Any Work performed without inspection is subject to rejection by City. All Work shall be performed during the City's normal working hours and work days. If an inspector is available, Developer shall pay the actual costs for overtime work as provided in Section 10 below. If an inspector is not available, no Work shall be performed.

10. Indemnity. City or any officer or employee thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents or employees in the performance of this Agreement. Subdivider further agrees to protect, indemnify, and hold harmless City, its officials and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of, or arising out of, acts or omissions of Subdivider, its agents or employees in the performance of this Agreement, including all claims, demands, causes of action, liability, or loss because of, or arising out of, in whole or part, the design or construction or both of the improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction or both of said Subdivision, and the public improvements as provided herein, and in addition, injuries to adjacent property owners as a consequence of the diversion of waters from the design or construction or both of public drainage systems, streets and other public improvements. Acceptance by City of the improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this paragraph. City shall not be responsible for the design or construction of the Subdivision or the improvements pursuant to the approved improvement plans or map, regardless of any negligent action or inaction taken by City in approving the plans or maps, unless the particular improvement design was specifically required by City over written objection by Subdivider submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design. Provisions of this paragraph shall remain in full force and effect for 10 years following the final acceptance by the City of the improvements. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the improvements installed or work done pursuant to this Agreement and that the City shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any work or construction. The improvement security shall not

be required to cover the provisions of this paragraph. The requirements as to the types and limits to be maintained by Subdivider, and any approval of such insurance by City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by Subdivider pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

11. Abandonment of Work; Notice. If Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of said work within such time, or if Developer should be adjudged as bankrupt, or should make a general assignment for the benefit of Developer's creditors, or if a receiver should be appointed, or if Developer, or any of Developer's contractors, subcontractors, agents or employees should violate any of the provisions of this Agreement, the City through its Public Works Director may serve written notice on Developer and Developer's surety or holder of other security of breach of this Agreement, or of any portion, thereof, and default of Developer.

In the event of any such notice of breach of this Agreement, Developer's surety shall have the duty to take over and complete the Improvements herein specified; provided, however, that if the surety, within thirty (30) days after the serving upon it of such notice of breach, does not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within thirty (30) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable. At the expense of Developer and Developer's surety shall be liable to City for any damages and/or reasonable and documented excess costs occasioned by City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as may be on the site of the work and necessary therefor.

All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

Notices required to be given to City shall be addressed as follows:

Attn: City Manager and City Engineer
City of Oakley
3231 Main Street
Oakley, CA 94561

Notices required to be given to Developer shall be addressed as follows:

Attn: Alec Tappin
Civic Summer Lake North, LLC
1500 Willow Pass Ct.
Concord, CA 94520

Notices required to be given to the Surety of Developer shall be addressed as follows:

Attn: John Daley
Poms & Associates Insurance Brokers, LLC
1255 Treat Blvd. Suite 300
Walnut Creek, CA 94597

Any party or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

Concurrently with the execution of this Agreement, Developer has executed and has caused to be acknowledged an abstract of this Agreement. Developer agrees that City may record this abstract in the Official Records of Contra Costa County.

12. Inspection of the Work. All of the Work shall be performed to the satisfaction of the City Engineer in his or her reasonable discretion. The City and its authorized agents shall, at all times during the performance of the Work, have free access to the Work and shall be allowed to examine the Work and all materials used and to be used in the Work. Any Work performed without inspection is subject to rejection by City. All Work shall be performed during the City's normal working hours and work days. If an inspector is available, Developer shall pay the actual costs for overtime work as provided in Section 10 below. If an inspector is not available, no Work shall be performed.

13. Liability.

A. Developer Primarily Liable. Developer hereby warrants that the design and construction of The Improvements will not adversely affect any portion of adjacent properties and that all work will be performed in a proper manner. Developer agrees to indemnify, defend, release, and hold harmless City, and each of its elective and appointive boards, commissions, officers agents and employees, from and against any and all loss, claims, suits, liabilities, actions, damages, or causes of action of every kind, nature and description, directly or indirectly arising from an act or omission of Developer, its employees, agents, or independent contractors in connection with Developer's actions and obligations hereunder; provided as follows:

1. That City does not, and shall not, waive any rights against Developer which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by City, or the deposit with City by Developer, of any of the insurance policies described in Paragraph 4 hereof.

2. That the aforesaid hold harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied, or approved of plans and/or specifications for the

subdivision, or regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

B. Design Defect. If, in the opinion of the City, a design defect in the work of improvement becomes apparent during the course of construction, or within one (1) year following acceptance by the City of the improvements, and said design defect, in the opinion of the City, may substantially impair the public health and safety, Developer shall, upon order by the City, correct said design defect at his sole cost and expense, and the sureties under the Faithful Performance and Labor and Materials Bonds shall be liable to the City for the corrective work required.

C. Litigation Expenses. In the event that legal action is instituted by either party to this Agreement, and said action seeks damages for breach of this Agreement or seeks to specifically enforce the terms of this Agreement, and, in the event, judgment is entered in said action, the prevailing party shall be entitled to recover its attorneys' fees and court costs. If City is the prevailing party, City shall also be entitled to recover its attorney's fees and costs in any action against Developer's surety on the bonds provided under paragraph.

D. Patent and Copyright Costs. In the event that said plans and specifications require the use of any material, process or publication which is subject to a duly registered patent or copyright, Developer shall be liable for, and shall indemnify City from any fees, costs or litigation expenses, including attorneys' fees and court costs, which may result from the use of said patented or copyrighted material, process or publication.

14. Acceptance of Improvements. Subdivider warrants that it has an interest in the real property that comprises the subject Final Map. Upon acceptance of the work on behalf of City and recordation of the Notice of Completion, ownership of the improvements constructed pursuant to this Agreement shall vest in City. Acceptance of the work on behalf of City shall be made by the City Council upon recommendation of the City Engineer after final completion of improvements. The City Council shall act upon the Engineer's recommendation within 30 days from the date the City Engineer notifies the City Council that the work has been finally completed, as provided in Section 11. Such acceptance shall not constitute a waiver of defects by City.

15. Agents. Neither Subdivider nor any of Subdivider's agents, employees, contractors or subcontractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.

16. Assignment. This Agreement shall not be assigned by Developer without the written consent of City. Assignment of Agreement shall not impact the effectiveness of this Agreement of subsequent owners

17. Time is of the essence in this Agreement. Upon completion, Developer shall furnish City with a complete and reproducible set of final as-built plans of the Improvements, including any authorized modifications.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate at Oakley, California, the day and year first above written.

CITY OF OAKLEY

By: _____
Joshua McMurray, City Manager

DEVELOPER

By: _____
Ryan Parlett, President

APPROVED AS TO FORM:

By: _____
Derek P. Cole, City Attorney

ATTEST:

Kim Snodgrass, City Clerk

Exhibits:

- Exhibit A. City of Oakley, City Council, Resolution 116-11
& Substantial Conformance Letter
- Exhibit B. Prevailing Wage
- Exhibit C. Insurance Requirements
- Exhibit D. Verification of Required Insurance

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On October 29, 2025, before me, Laurel Nunez, Notary Public, personally appeared Ryan Parlett, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY
under the laws of the State of California that
the foregoing paragraph is true and correct.
Witness my hand and official seal.



Signature Laurel Nunez
Signature of Notary Public

EXHIBIT A
(RESOLUTION 116-11 & Substantial Conformance Letter)

EXHIBIT B

PROVISIONS REQUIRED FOR PUBLIC WORKS PROJECTS PURSUANT TO CALIFORNIA LABOR CODE SECTION 1720 *ET SEQ.*

The Developer will ensure that any contract issued by the Developer or any privities of the Developer concerning the Improvements includes and requires the parties to such contract to comply with, all applicable provisions contained in this Exhibit A and any other applicable requirements contained in California Labor Code Section 1720 and following.

HOURS OF WORK:

- A. In accordance with California Labor Code Section 1810, eight (8) hours of labor in performance of the Services shall constitute a legal day's work under this Agreement.
- B. In accordance with California Labor Code Section 1811, the time of service of any worker employed in construction of the Improvements is limited to eight hours during any one calendar day, and forty hours during any one calendar week, except in accordance with California Labor Code Section 1815; which provides that work in excess of eight hours during any one calendar day and forty hours during any one calendar week is permitted upon compensation for all hours worked in excess of eight hours during any one calendar day and forty hours during any one calendar week at not less than one-and-one-half times the basic rate of pay.
- C. The Developer and its contractors and subcontractors shall forfeit as a penalty to the City \$25 for each worker employed in the construction of the Improvements for each calendar day during which the worker is required or permitted to work more than eight (8) hours in any one calendar day, or more than forty (40) hours in any one calendar week, in violation of the provisions of California Labor Code Section 1810 and following.

WAGES:

- A. In accordance with California Labor Code Section 1773.2, the City has determined the general prevailing wages in the locality in which the Improvements are to be constructed for each craft or type of work needed to be as published by the State of California Department of Industrial Relations, Division of Labor Statistics and Research, a copy of which is on file in the City Engineer's office and shall be made available on request. The Developer, and contractors and subcontractors engaged in the construction of the Improvements shall pay no less than these rates to all persons engaged in construction of the Improvements.
- B. In accordance with Labor Code Section 1775, the Developer and any contractors

and subcontractors engaged in construction of the Improvements shall comply with Labor Code Section 1775 which establishes a penalty of up to \$50 per day for each worker engaged in the construction of the Improvements who the Developer or any contractor or subcontractor pays less than the specified prevailing wage. The amount of such penalty shall be determined by the Labor Commissioner and shall be based on consideration of the mistake, inadvertence, or neglect of the Developer, contractor or subcontractor in failing to pay the correct rate of prevailing wages, or the previous record of the Developer, contractor or subcontractor in meeting applicable prevailing wage obligations, or the willful failure by the Developer, contractor or subcontractor to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rate of prevailing wages is not excusable if the Developer, contractor or subcontractor had knowledge of their obligations under the California Labor Code. The Developer, contractor or subcontractor shall pay the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate. If a subcontractor worker engaged in construction of the Improvements is not paid the general prevailing per diem wages by the subcontractor, subject to applicable law, the prime contractor is not liable for any penalties therefore unless the prime contractor had knowledge of that failure or unless the prime contractor fails to comply with all of the following requirements:

1. Any agreement executed between the Developer and a contractor or a contractor and a subcontractor for the construction of part of the Improvements shall include a copy of the provisions of California Labor Code Sections 1771, 1775, 1776, 1777.5, 1813, and 1815.
 2. The contractor shall monitor payment of the specified general prevailing rate of per diem wages by the subcontractor by periodic review of any subcontractor's certified payroll records.
 3. Upon becoming aware of a subcontractor's failure to pay the specified prevailing rate of wages, the contractor shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the subcontractor for construction of the Improvements.
 4. Prior to making final payment to the subcontractor, the contractor shall obtain an affidavit signed under penalty of perjury from the subcontractor that the subcontractor has paid the specified general prevailing rate of per diem wages employees engaged in the construction of the Improvements and any amounts due pursuant to California Labor Code Section 1813.
- C. In accordance with California Labor Code Section 1776, the Developer and each contractor and subcontractor engaged in construction of the Improvements, shall keep accurate payroll records showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and

the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in construction of the Improvements. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

1. The information contained in the payroll record is true and correct.
2. The employer has complied with the requirements of Sections 1771, 1811, and 1815 for any services performed by the employer's employees on the public works project.

The payroll records required pursuant to California Labor Code Section 1776 shall be certified and shall be available for inspection by the City and its authorized representatives, the Division of Labor Standards Enforcement, the Division of Apprenticeship Standards of the Department of Industrial Relations and shall otherwise be available for inspection in accordance with California Labor Code Section 1776.

- D. In accordance with California Labor Code Section 1777.5, the prime contractor, on behalf of the Developer and any contractors or subcontractors engaged in construction of the Improvements, shall be responsible for ensuring compliance with California Labor Code Section 1777.5 governing employment and payment of apprentices on public works contracts.
- E. In case it becomes necessary for the Developer or any contractor or subcontractor engaged in construction of the Improvements to employ on the construction of the Improvements any person in a trade or occupation (except executive, supervisory, administrative, clerical, or other non manual workers as such) for which no minimum wage rate has been determined by the Director of the Department of Industrial Relations, the Developer, contractor or subcontractor shall pay the minimum rate of wages specified therein for the classification which most nearly corresponds to services to be performed by that person. The minimum rate thus furnished shall be applicable as a minimum for such trade or occupation from the time of the initial employment of the person affected and during the continuance of such employment.

EXHIBIT C

INSURANCE REQUIREMENTS

MINIMUM SCOPE AND LIMITS OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability** (CGL) Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$5,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit (i.e., \$10,000,000).
2. **Automobile Liability** Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), with limits no less than **\$5,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation** Insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than \$1,000,000 per accident for bodily injury or disease.
4. **Builder's Risk** (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.
5. **Surety Bonds** as described below.
6. **Professional Liability** (if Design/Build), with limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.
7. **Contractors' Pollution Legal Liability** and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.

If the contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

The Contractor shall procure and maintain for the duration of the contract, and if Contractor has a claims-made policy, Contractor shall maintain for two years thereafter, insurance against claims for injuries to persons or damages to property which may arise from or in

connection with the performance of the work hereunder by the Contractor, its agents, representatives, employees or subcontractors.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the contractor shall cause the insurer to reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees, and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **The City, its officers, officials, employees, and volunteers are to be covered as additional insureds** on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 10 01 and CG 20 37 10 01 forms if later revisions used).
2. For any claims related to this project, the **Contractor's insurance coverage shall be primary** insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall provide notice will be provided to City in the event that the policy is terminated. Contractor shall immediately notify City of any insurance cancellation or termination and shall provide replacement insurance policy documentation to the City.

Builder's Risk (Course of Construction) Insurance

Contractor may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall **name the City as a loss payee** as their interest may appear.

If the project does not involve new or major reconstruction, at the option of the City, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion or adjustment to existing buildings, structures, processes, machinery and

equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the Work, including during transit, installation, and testing at the City's site.

Claims Made Policies

If any coverage required is written on a claims-made coverage form:

1. The retroactive date must be shown, and this date must be before the execution date of the contract or the beginning of contract work.
2. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of contract work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective, or start of work date, the Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.
4. A copy of the claims reporting requirements must be submitted to the City for review.
5. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of no less than A:VII, unless otherwise acceptable to the City.

Waiver of Subrogation

Contractor hereby agrees to waive rights of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. **Worker's Compensation policies shall be endorsed with a waiver of subrogation** in favor of the City for all work performed by the Contractor, its employees, agents and subcontractors.

Verification of Coverage

Contractor shall furnish the City with original certificates and amendatory endorsements, or copies of the applicable insurance language, effecting coverage required by this contract. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a format least as broad as CG 20 10 10 01 and CG 20 37 10 01.

Surety Bonds

Contractor shall provide the following Surety Bonds:

1. Bid bond
2. Performance bond
3. Payment bond
4. Maintenance bond

The Payment Bond and the Performance Bond shall be in a sum equal to the contract price. If the Performance Bond provides for a one-year warranty a separate Maintenance Bond is not necessary. If the warranty period specified in the contract is for longer than one year a Maintenance Bond equal to 10% of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California and secured through an authorized agent with an office in California.

Special Risks or Circumstances

City reserves right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

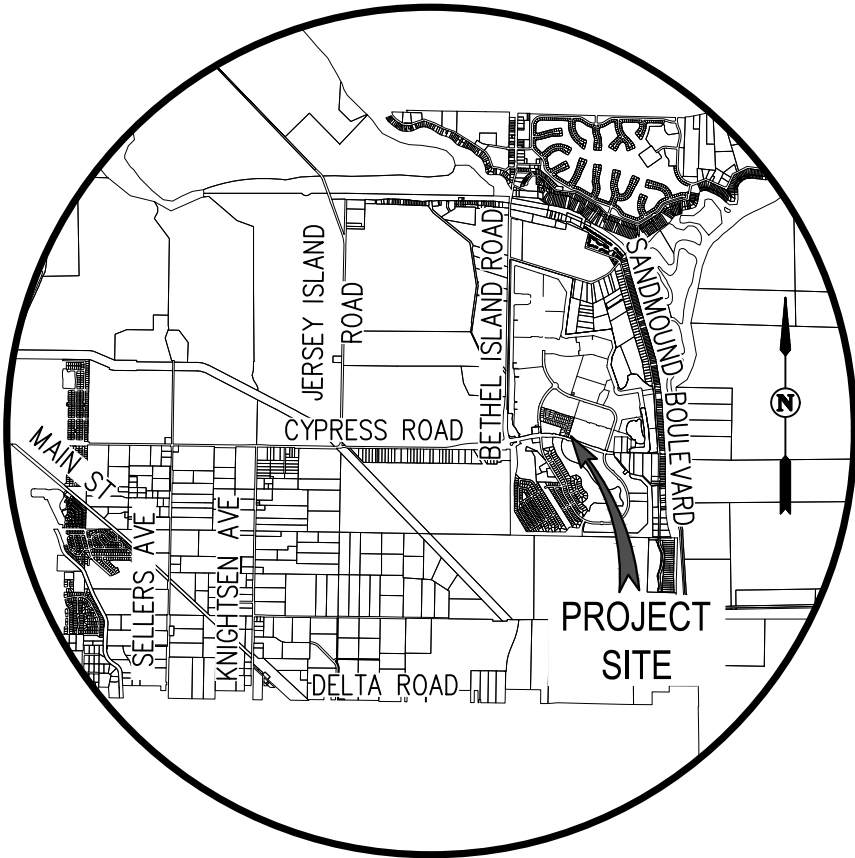
EXHIBIT D
VERIFICATION OF INSURANCE

SUBDIVISION 9621
SUMMER LAKE NORTH - VILLAGE 6

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF LOT 6, AS SHOWN ON
SUBDIVISION 9307, SUMMER LAKE NORTH
FILED IN BOOK 555 OF MAPS AT PAGE 34 THROUGH 54,
CONTRA COSTA COUNTY RECORDS
CITY OAKLEY, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON ■ (925) 866-0322
ROSEVILLE ■ (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS
FEBRUARY 2025



VICINITY MAP
NOT TO SCALE

OWNER'S STATEMENT

THE UNDERSIGNED, BEING A PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS
DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY
CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME.

THE REAL PROPERTY BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- 1) THE AREAS DESIGNATED AS FALLEN LEAF LANE, DEL VALLE STREET, MANZANITA CIRCLE
AND GRIZZLY STREET FOR PUBLIC STREET PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC
PURPOSES:

- 1) THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) FOR USE OF STORM DRAIN,
UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION, AND TELEPHONE FACILITIES AND
APPURTENANCES THERETO, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE OF
SAID FACILITIES AND APPURTENANCES.

THE UNDERSIGNED FURTHER RELINQUISHES TO THE CITY OF OAKLEY ALL ABUTTER'S RIGHTS OF
ACCESS ALONG THE PROPERTY LINE IN THOSE AREAS DEPICTED HEREON BY THE SYMBOL
/////.

CIVIC-SUMMER LAKE NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

DATE: _____

DATF: _____

NAME: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT
BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT
BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CLERK OF THE BOARD OF SUPERVISORS '
STATEMENT

I HEREBY STATE, AS CHECKED BELOW, THAT:

[] A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT
ARE NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF
SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

[] ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE
COUNTY REDEMPTION OFFICER.

DATED: _____

MONICA NINO
COUNTY ADMINISTRATOR
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

FILED THE _____ DAY OF _____, 2025, IN BOOK _____ OF MAPS,

AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF

CALIFORNIA, AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY.

KRISTIN B. CONNELLY
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

PRELIMINARY

SUBDIVISION 9621 SUMMER LAKE NORTH - VILLAGE 6

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF LOT 6, AS SHOWN ON
SUBDIVISION 9307, SUMMER LAKE NORTH
FILED IN BOOK 555 OF MAPS AT PAGE 34 THROUGH 54,
CONTRA COSTA COUNTY RECORDS
CITY OAKLEY, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS
FEBRUARY 2025

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CIVIC-SUMMER LAKE NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN JANUARY OF 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2027, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE _____



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

CITY SURVEYOR'S STATEMENT

I, TRACY L. GIORGETTI, CITY SURVEYOR OF THE CITY OF OAKLEY, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 9621, SUMMER LAKE NORTH – VILLAGE 6" AND AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

TRACY L. GIORGETTI
CITY SURVEYOR, CITY OF OAKLEY,
CONTRA COSTA COUNTY, STATE OF CALIFORNIA
LS NO. 8720

DATE _____



CITY ENGINEER'S STATEMENT

I, KOUROSH ROHANI, CITY ENGINEER OF THE CITY OF OAKLEY, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 9621, SUMMER LAKE NORTH – VILLAGE 6"; THAT SAID SUBDIVISION AS SHOWN IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP APPROVED BY THE CITY OF OAKLEY CITY COUNCIL ON OCTOBER 25, 2011, AND ANY SUBSEQUENT MODIFICATIONS THEREOF; AND THAT ALL PROVISIONS OF STATE LAW AND LOCAL ORDINANCES WHICH GOVERNED THE FILING OF SUBDIVISION MAPS AT THE TIME SAID TENTATIVE MAP WAS APPROVED HAVE BEEN COMPLIED WITH.

KOUROSH ROHANI
CITY ENGINEER, CITY OF OAKLEY,
CONTRA COSTA COUNTY, STATE OF CALIFORNIA
R.C.E. NO. 51138

DATE: _____



CERTIFICATE OF DEDICATION FOR SAME PUBLIC PURPOSE

CIVIC-SUMMER LAKE NORTH, LLC, HAS DEDICATED HEREON CERTAIN PUBLIC RIGHTS OF WAY FOR FALLEN LEAF LANE, DEL VALLE STREET, MANZANITA CIRCLE AND GRIZZLY STREET DEDICATION AND EASEMENT FOR PUBLIC UTILITIES. THE CITY OF OAKLEY SHALL RECONVEY THE PROPERTY TO CIVIC-SUMMER LAKE NORTH, LLC, OR ITS SUCCESSOR IN INTEREST IF THE CITY OF OAKLEY SUBSEQUENTLY MAKES A DETERMINATION PURSUANT TO THE PROVISIONS OF SECTION 66477.5 OF THE SUBDIVISION MAP ACT THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES , EXCEPT FOR ALL OR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THAT SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

SIGNATURE OMISSIONS:

PURSUANT TO GOVERNMENT CODE SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- IRONHOUSE SANITARY DISTRICT:
 - OFFER OF DEDICATION FOR SANITARY SEWER FACILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2009-0048660 OF OFFICIAL RECORDS.
- TRANSAMERICA MINERALS COMPANY:
 - ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER, TOGETHER WITH ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSPORTATION THEREOF AND THE EXPLORATION AND TESTING OF THE SAID REAL PROPERTY AND ALSO THE RIGHT TO DRILL FOR, PRODUCE AND USE WATER FROM THE SAID REAL PROPERTY IN CONNECTION WITH ITS DRILLING OR MINING OPERATIONS THEREON PER THE FOLLOWING:
 - DEED RECORDED IN BOOK 658, PAGE 129, OFFICIAL RECORDS, WHICH RIGHTS, INCLUDING SURFACE RIGHTS, FOR A DISTANCE OF NOT MORE THAN 500 FEET IN DEPTH HAVE BEEN QUITCLAIMED BY INSTRUMENT IN BOOK 16809, PAGE 474, OFFICIAL RECORDS, AND THAT AS DOCUMENT NO. 2005-232601, OFFICIAL RECORDS;
 - DEED RECORDED IN BOOK 735, PAGE 282, OFFICIAL RECORDS, WHICH RIGHTS, INCLUDING SURFACE RIGHTS, FOR A DISTANCE OF NOT MORE THAN 500 FEET IN DEPTH HAVE BEEN QUITCLAIMED BY INSTRUMENT IN BOOK 16809, PAGE 457, OFFICIAL RECORDS;
 - DEED RECORDED IN BOOK 740, PAGE 254, OFFICIAL RECORDS, WHICH RIGHTS, INCLUDING SURFACE RIGHTS, FOR A DISTANCE OF NOT MORE THAN 500 FEET IN DEPTH HAVE BEEN QUITCLAIMED BY INSTRUMENT IN BOOK 16809, PAGE 468, OFFICIAL RECORDS, AND THAT AS DOCUMENT NO. 2005-232603, OFFICIAL RECORDS;
 - DEED RECORDED IN BOOK 747, PAGE 408, OFFICIAL RECORDS, WHICH RIGHTS, INCLUDING SURFACE RIGHTS, FOR A DISTANCE OF NOT MORE THAN 500 FEET IN DEPTH HAVE BEEN QUITCLAIMED BY INSTRUMENT IN BOOK 16809, PAGE 483, OFFICIAL RECORDS, AND THAT AS DOCUMENT NO. 2005-232602, OFFICIAL RECORDS;
 - DEED RECORDED IN BOOK 1448, PAGE 138, OFFICIAL RECORDS, WHICH RIGHTS, INCLUDING SURFACE RIGHTS, FOR A DISTANCE OF NOT MORE THAN 500 FEET IN DEPTH HAVE BEEN QUITCLAIMED BY INSTRUMENT IN BOOK 16809, PAGE 455, OFFICIAL RECORDS.

SOILS REPORT

A GEOTECHNICAL EXPLORATION REPORT WAS PREPARED BY ENGEO INCORPORATED, DATED MAY, 2022, PROJECT NO. 3081.001.001, SIGNED BY CALE CRAWFORD, GE AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

CITY CLERK'S STATEMENT

I, LIBBY VREONIS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF OAKLEY, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED FINAL MAP ENTITLED, "SUBDIVISION 9621, SUMMER LAKE NORTH – VILLAGE 6", CONSISTING OF EIGHT (8) SHEETS, THIS STATEMENT BEING ON SHEET TWO (2) THEREOF, WAS PRESENTED TO THE CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID COUNCIL DID THEREUPON, BY RESOLUTION NUMBER _____ PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND DO ACCEPT SUBJECT TO IMPROVEMENT ANY STREETS, ROADS OR EASEMENTS SHOWN THEREON AS DEDICATED FOR PUBLIC USE.

I FURTHER CERTIFY THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE COUNCIL OF THE CITY OF OAKLEY AND ARE ON FILE IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

LIBBY VREONIS
CITY CLERK AND CLERK OF THE COUNCIL OF THE
CITY OF OAKLEY, CONTRA COSTA COUNTY,
STATE OF CALIFORNIA

CITY COUNCIL STATEMENT

I, KOUROSH ROHANI, PUBLIC WORKS DIRECTOR OF THE CITY OF OAKLEY, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF OAKLEY HAS APPROVED THE TENTATIVE MAP FOR "SUBDIVISION 9307, SUMMER LAKE NORTH" DATED OCTOBER 25, 2011, WHICH INCLUDES THIS SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

KOUROSH ROHANI
PUBLIC WORKS DIRECTOR
CITY OF OAKLEY, CONTRA COSTA COUNTY
STATE OF CALIFORNIA

DATE: _____

PRELIMINARY

SUBDIVISION 9621
SUMMER LAKE NORTH - VILLAGE 6

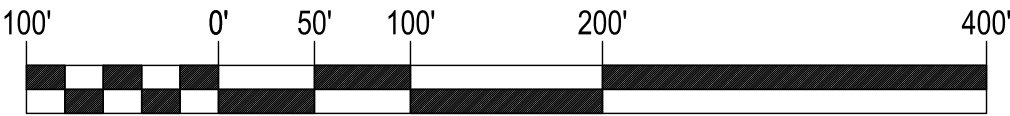
CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF LOT 6, AS SHOWN ON
SUBDIVISION 9307, SUMMER LAKE NORTH
FILED IN BOOK 555 OF MAPS AT PAGE 34 THROUGH 54,
CONTRA COSTA COUNTY RECORDS
CITY OAKLEY, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 100' FEBRUARY 2025



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF
BETHEL ISLAND ROAD, BEING N1°02'26"E PER SUBDIVISION 7562 (462 M 46).
THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE
SYSTEM, ZONE III (CCS 27). DISTANCES SHOWN HEREON ARE FEET AND
DECIMALS THEREOF AND ARE "GROUND DISTANCES".

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	RELINQUISHMENT OF ABUTTERS RIGHTS
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENT, LS 7789 UNLESS OTHERWISE NOTED.
	SET 2.5" BRASS DISK IN WELL, LS 7960 TO BE SET PER (1)
	SEARCHED FOR NOT FOUND (SNF)
PUE	PUBLIC UTILITY EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 9307, SUMMER LAKE NORTH (555 M 34)

PRELIMINARY

EASEMENT NOTE:

EASEMENTS WHICH AFFECT THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED
FROM RECORD INFORMATION ARE AS FOLLOWS:

- EASEMENT FOR WELL SITE AND INCIDENTAL PURPOSES BETWEEN TRANSAMERICA MINERALS COMPANY AND THREE SISTERS TRUST PER 16809 OR 468.
- OFFER OF DEDICATION FOR SANITARY SEWER FACILITIES AND INCIDENTAL PURPOSES TO IRONHOUSE SANITARY DISTRICT PER INSTRUMENT NO. 2009-0048660 OF OFFICIAL RECORDS

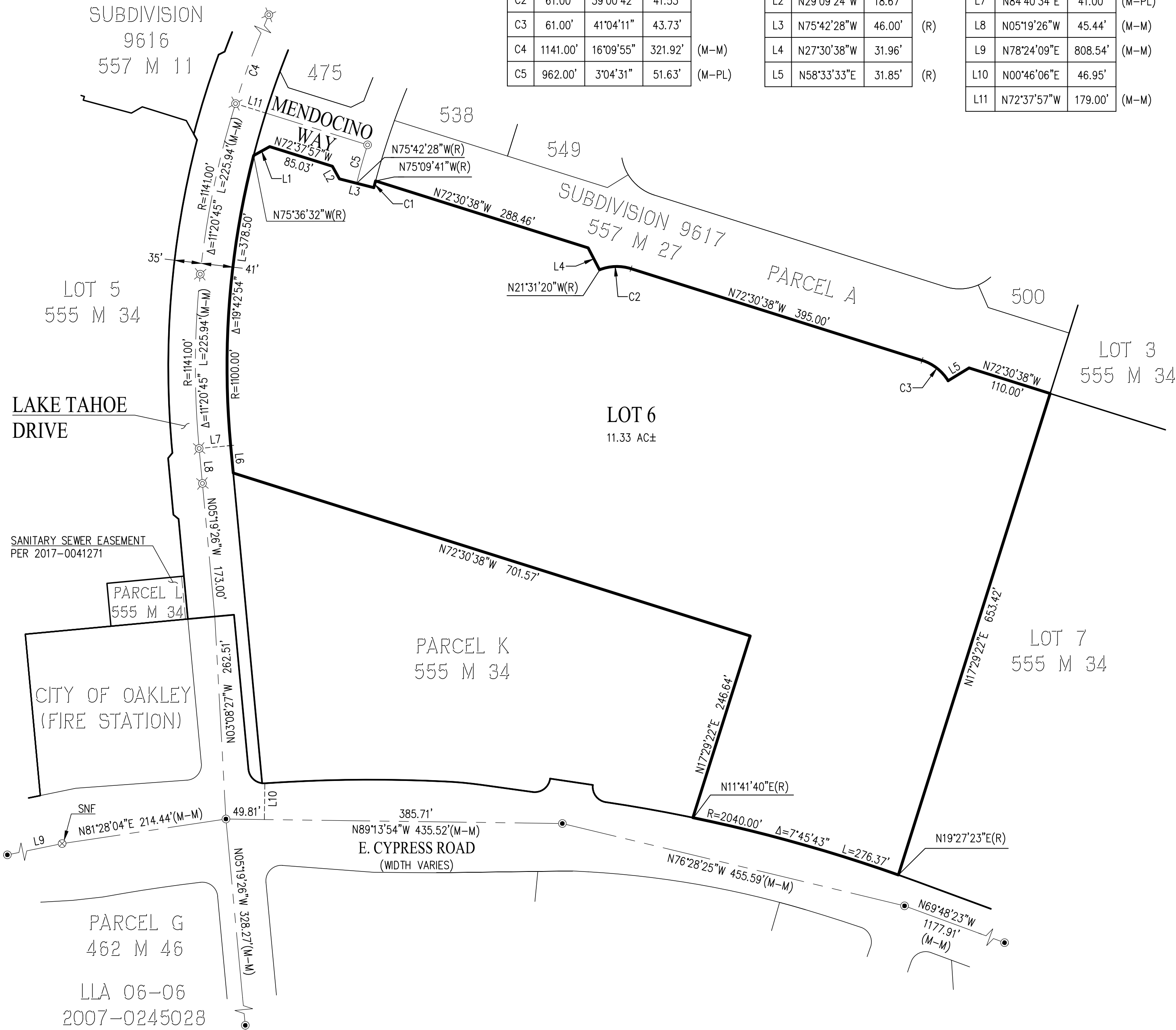
NOTE:

- ALL COURSES SHOWN ON THIS SHEET MATCH REFERENCE (1)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	939.00'	0°32'47"	8.95'
C2	61.00'	39°00'42"	41.53'
C3	61.00'	41°04'11"	43.73'
C4	1141.00'	16°09'55"	321.92'
C5	962.00'	3°04'31"	51.63'

LINE TABLE		
NO	BEARING	LENGTH
L1	N61°04'08"E	23.68'
L2	N29°09'24"W	18.67'
L3	N75°42'28"W	46.00'
L4	N27°30'38"W	31.96'
L5	N58°33'33"E	31.85'

LINE TABLE		
NO	BEARING	LENGTH
L6	N05°19'26"W	35.72'
L7	N84°40'34"E	41.00'
L8	N05°19'26"W	45.44'
L9	N78°24'09"E	808.54'
L10	N00°46'06"E	46.95'
L11	N72°37'57"W	179.00'



SUBDIVISION 9621
SUMMER LAKE NORTH - VILLAGE 6

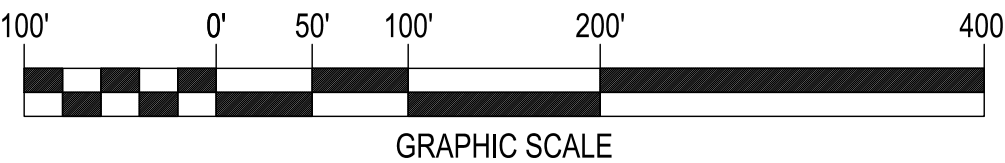
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 100' FEBRUARY 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF
BETHEL ISLAND ROAD, BEING N1°02'26"E PER SUBDIVISION 7562 (462 M 46).
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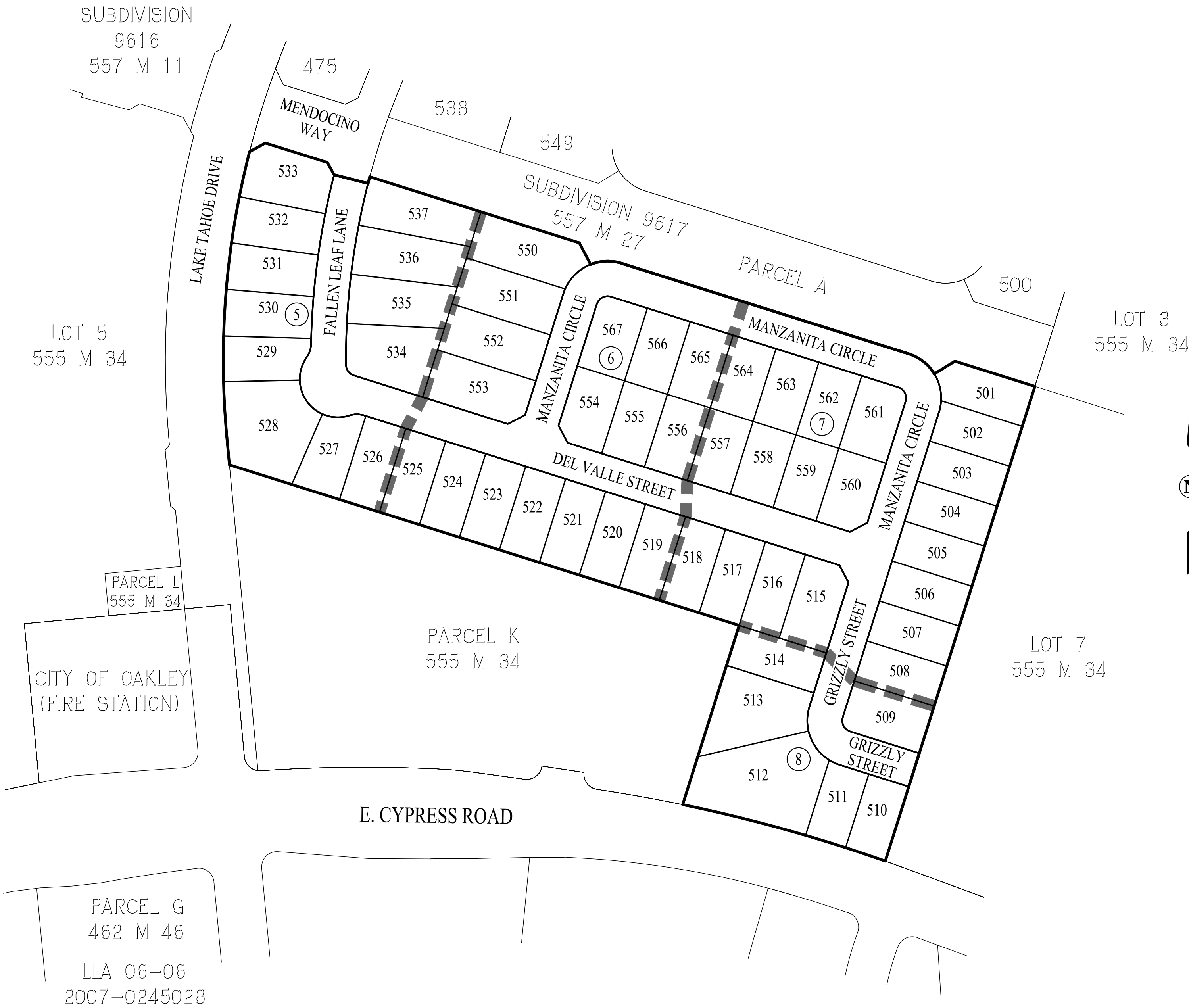
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	RELINQUISHMENT OF ABUTTERS RIGHTS
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENT, LS 7789 UNLESS OTHERWISE NOTED.
	SET 2.5" BRASS DISK IN WELL, LS 7960
	STANDARD STREET MONUMENT, LS 7960 TO BE SET PER (1)
	SEARCHED FOR NOT FOUND (SNF)
PUE	PUBLIC UTILITY EASEMENT
	SHEET LIMITS
(1)	SHEET NUMBER

REFERENCES:

PRELIMINARY

(#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 9307, SUMMER LAKE NORTH (555 M 34)



SUBDIVISION 9621
SUMMER LAKE NORTH - VILLAGE 6

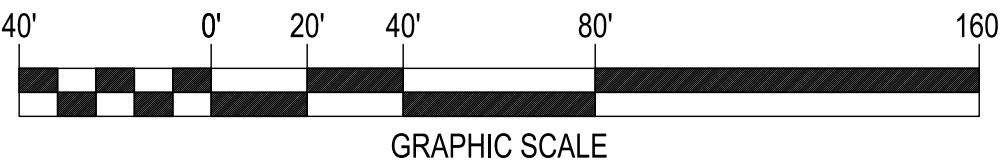
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 40' FEBRUARY 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF
BETHEL ISLAND ROAD, BEING N1°02'26"E PER SUBDIVISION 7562 (462 M 46).
THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE
SYSTEM, ZONE III (CCS 27). DISTANCES SHOWN HEREON ARE FEET AND
DECIMALS THEREOF AND ARE "GROUND DISTANCES".

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	RELINQUISHMENT OF ABUTTERS RIGHTS
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENT, LS 7789 UNLESS OTHERWISE NOTED.
	SET 2.5" BRASS DISK IN WELL, LS 7960 STANDARD STREET MONUMENT, LS 7960 TO BE SET PER (1)
	SEARCHED FOR NOT FOUND (SNF)
PUE	PUBLIC UTILITY EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 9307, SUMMER LAKE NORTH (555 M 34)

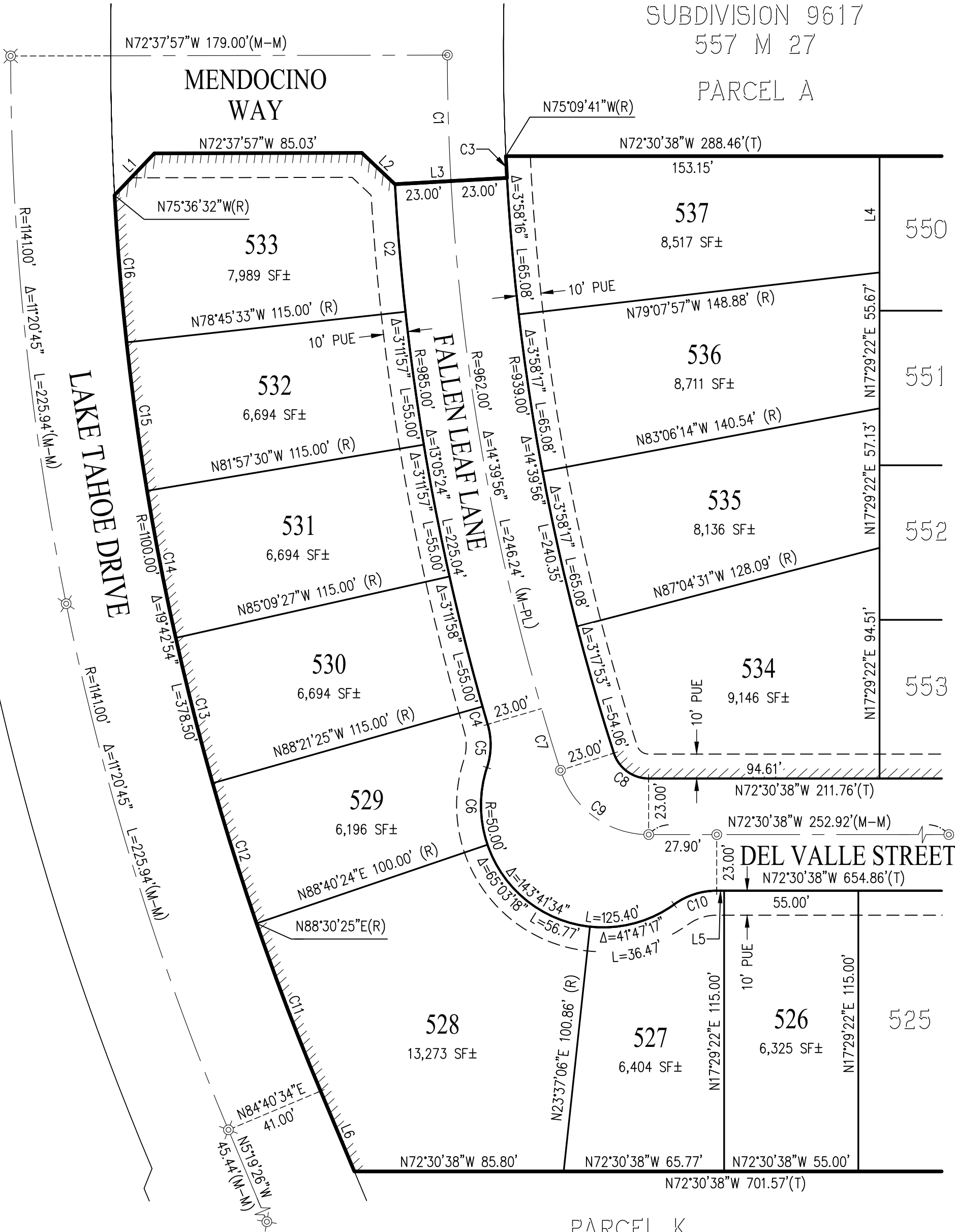
NOTE:

1. TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES
AND CENTERLINES UNLESS OTHERWISE NOTED.

PRELIMINARY

LINE TABLE		
NO	BEARING	LENGTH
L1	N61°04'08"E	23.68'
L2	N29°09'24"W	18.67'
L3	N75°42'28"W	46.00' (R)
L4	N17°29'22"E	47.69'
L5	N72°30'38"W	3.02'
L6	N05°19'26"W	35.72'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	962.00'	3°04'31"	51.63'
C2	985.00'	3°03'05"	52.46'
C3	939.00'	0°32'47"	8.95'
C4	985.00'	0°26'27"	7.58'
C5	30.00'	34°19'15"	17.97'
C6	50.00'	36°50'59"	32.16'
C7	962.00'	1°34'32"	26.45'
C8	15.00'	72°08'14"	18.89'
C9	38.00'	72°08'14"	47.84' (M-M)
C10	30.00'	35°39'33"	18.67'
C11	1100.00'	3°49'51"	73.55'
C12	1100.00'	3°08'10"	60.21'
C13	1100.00'	3°11'58"	61.42'
C14	1100.00'	3°11'57"	61.42'
C15	1100.00'	3°11'57"	61.42'
C16	1100.00'	3°09'01"	60.48' (M-PL)



SEE SHEET 6

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF LOT 6, AS SHOWN ON
SUBDIVISION 9307, SUMMER LAKE NORTH
FILED IN BOOK 555 OF MAPS AT PAGE 34 THROUGH 54,
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CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF LOT 6, AS SHOWN ON
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FILED IN BOOK 555 OF MAPS AT PAGE 34 THROUGH 54,
CONTRA COSTA COUNTY RECORDS
CITY OAKLEY, CONTRA COSTA COUNTY, CALIFORNIA



CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS
SCALE: 1" = 40' FEBRUARY 2025



THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF BETHEL ISLAND ROAD, BEING N1°02'26"E PER SUBDIVISION 7562 (462 M 46). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III (CCS 27). DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE "GROUND DISTANCES".

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	RELINQUISHMENT OF ABUTTERS RIGHTS
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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	FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENT, LS 7789 UNLESS OTHERWISE NOTED.
	SET 2.5" BRASS DISK IN WELL, LS 7960
	STANDARD STREET MONUMENT, LS 7960 TO BE SET PER (1)
	SEARCHED FOR NOT FOUND (SNF)
PUE	PUBLIC UTILITY EASEMENT

(#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 9307, SUMMER LAKE NORTH (555 M 34)

1. TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES AND CENTERLINES UNLESS OTHERWISE NOTED.

PRELIMINARY

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	61.00'	6°16'18"	6.68'
C2	15.00'	90°00'00"	23.56'
C3	38.00'	90°00'00"	59.69'



SEE SHEET 7

JOB NO. 1292-106

SUBDIVISION 9621
SUMMER LAKE NORTH - VILLAGE 6

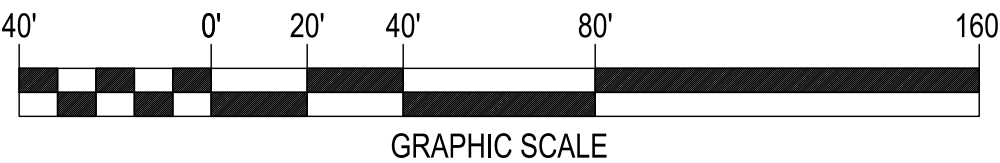
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 40' FEBRUARY 2025



BASIS OF BEARINGS:

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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
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REFERENCES:

PRELIMINARY

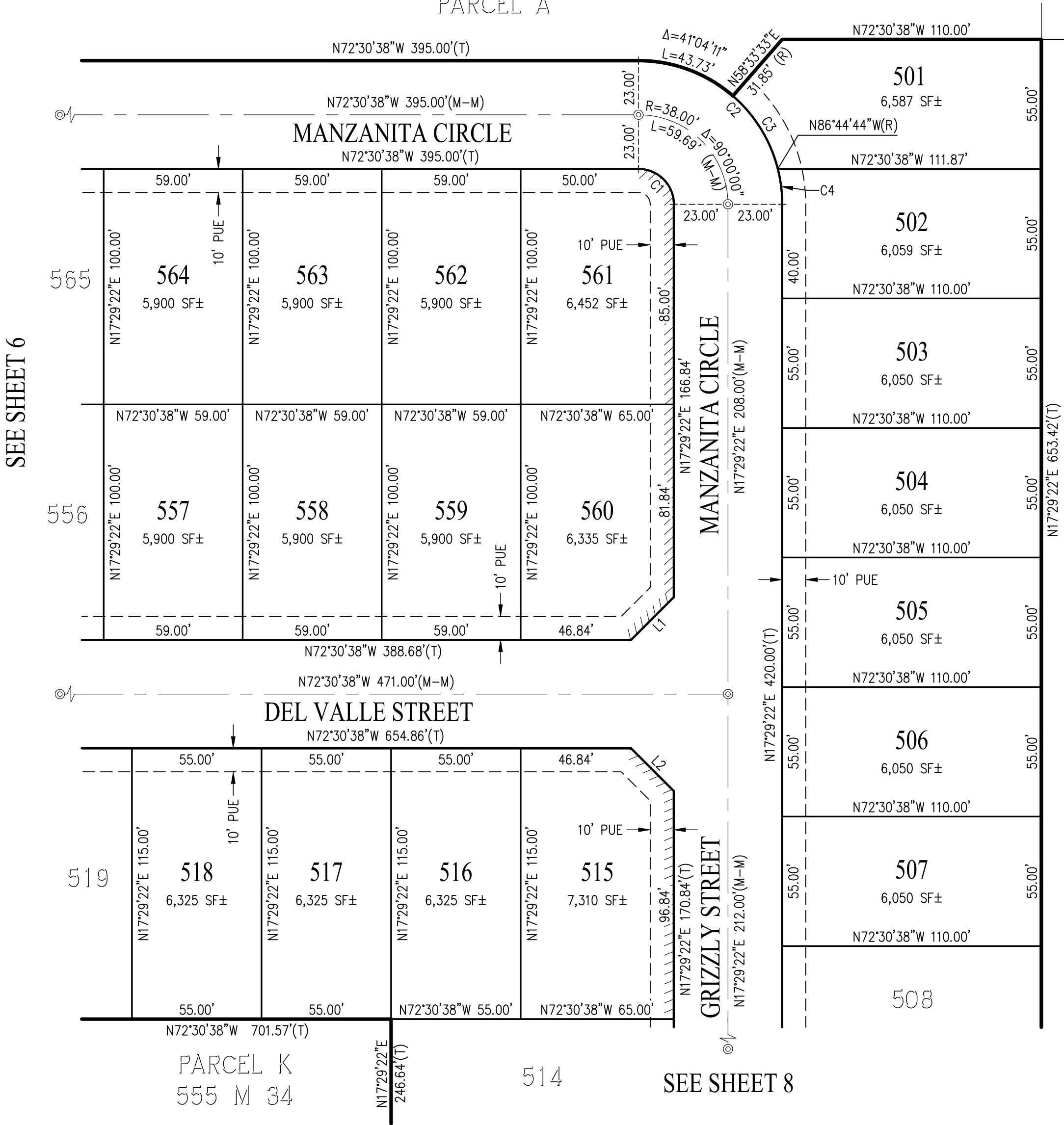
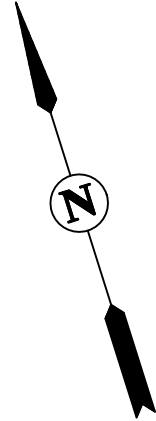
(#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 9307, SUMMER LAKE NORTH (555 M 34)

NOTE:

1. TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES
AND CENTERLINES UNLESS OTHERWISE NOTED.

SUBDIVISION 9617
557 M 27
PARCEL A

LOT 3
555 M 34



SUBDIVISION 9621
SUMMER LAKE NORTH - VILLAGE 6

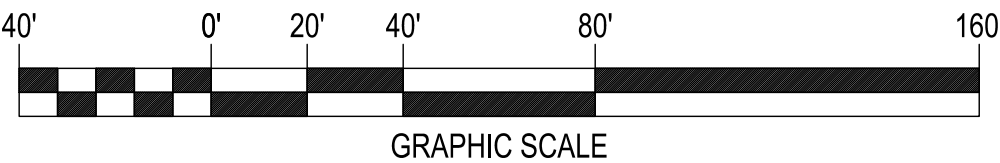
CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF LOT 6, AS SHOWN ON
SUBDIVISION 9307, SUMMER LAKE NORTH
FILED IN BOOK 555 OF MAPS AT PAGE 34 THROUGH 54,
CONTRA COSTA COUNTY RECORDS
CITY OAKLEY, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 40' FEBRUARY 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF
BETHEL ISLAND ROAD, BEING N1°02'26"E PER SUBDIVISION 7562 (462 M 46).
THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE
SYSTEM, ZONE III (CCS 27). DISTANCES SHOWN HEREON ARE FEET AND
DECIMALS THEREOF AND ARE "GROUND DISTANCES".

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	RELINQUISHMENT OF ABUTTERS RIGHTS
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENT, LS 7789 UNLESS OTHERWISE NOTED.
	SET 2.5" BRASS DISK IN WELL, LS 7960
	STANDARD STREET MONUMENT, LS 7960 TO BE SET PER (1)
	SEARCHED FOR NOT FOUND (SNF)
	PUBLIC UTILITY EASEMENT

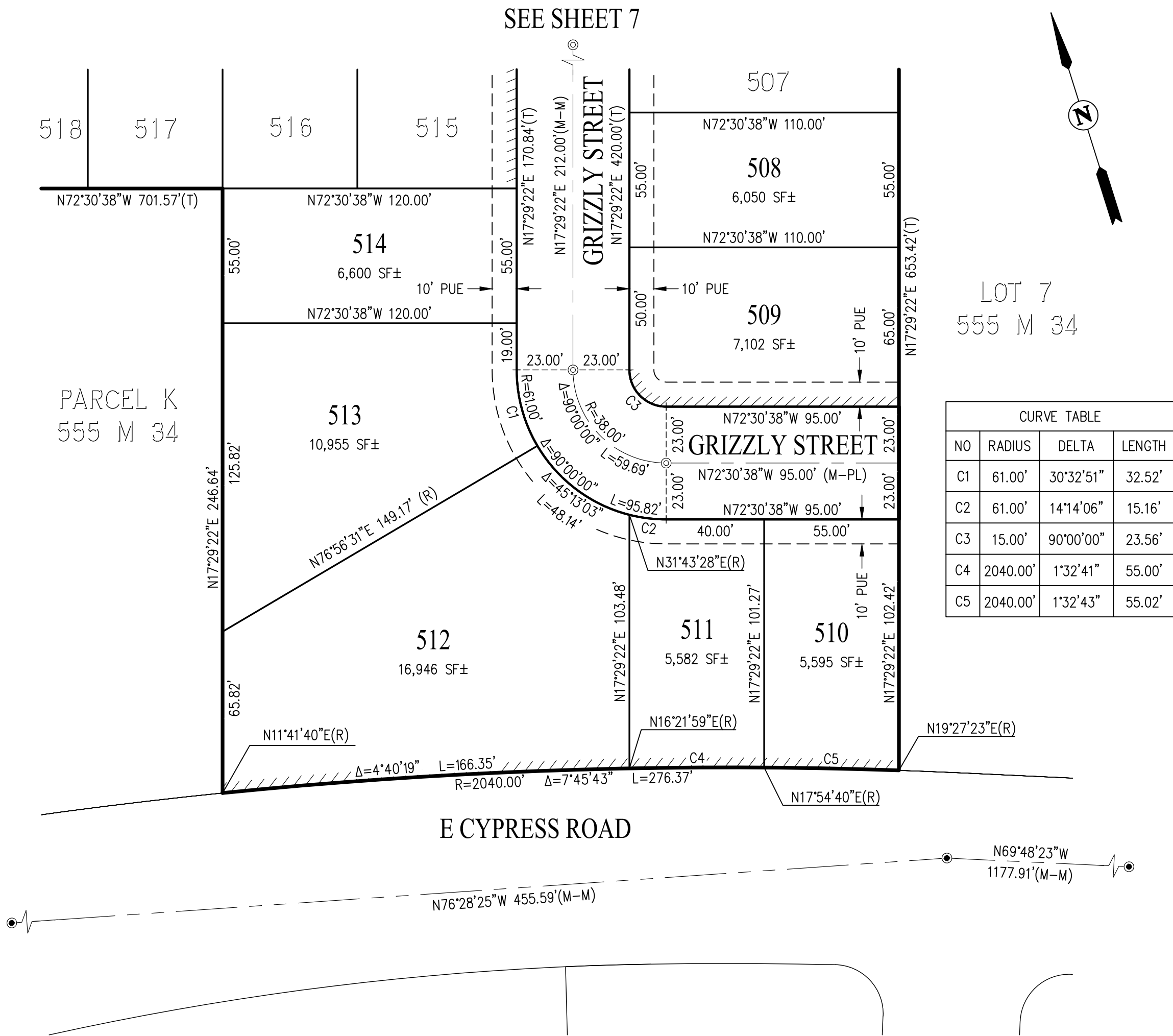
REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 9307, SUMMER LAKE NORTH (555 M 34)

NOTE:

1. TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES
AND CENTERLINES UNLESS OTHERWISE NOTED.

PRELIMINARY



DATE: November 12, 2025
TO: Joshua McMurray, City Manager
FROM: Kevin Rohani, P.E., Public Works Director & City Engineer
SUBJECT: Adopt a Resolution accepting the work associated with Capital Improvement Project Number 280 – Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project

Approved and
Forwarded to the
City Council

The City's Capital Improvement Program includes this project to widen Laurel Road from Cloverbrook Avenue to O'Hara Avenue. This was the last segment of Laurel Road to be widened between Highway 4 and Main Street. This section of Laurel Road became congested, especially during rush hour times. Also included with this project is the widening of the east side of O'Hara Avenue approximately 750 feet south of the Laurel Road and O'Hara Avenue intersection. The construction of this project also complements the new Safeway Shopping Center that is constructed at the Laurel Road/O'Hara Avenue intersection.

On July 9, 2024, the City Council awarded a contract to R&R Pacific Construction, Inc. for the construction of the Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project, and the work has now been completed successfully.

With the successful completion of construction, this project brings much-needed improvement to Laurel Road and will benefit the community by providing a safer intersection at O'Hara Avenue, as well as improving traffic flows along O'Hara Avenue. The new sidewalks, bicycle lanes and traffic signal will provide a safe and direct access to the new Safeway Shopping Center, which will be major destination in Oakley.

Consistency with the Oakley Strategic Plan 27+

The acceptance of this project is consistent with the Oakley Strategic Plan under the Community Health and Safety Goal to provide safe streets in Oakley.

Fiscal Impact

This project had a total budget of \$9,227,000 which included design and construction. The project was successfully completed under the authorized budget of approximately \$8,650,000. This project is funded by the Gas Tax RMRA fund, TIF fund, Street Maintenance and Rehab fund, 2014 Bond and the 2012 Bond benefit fund. Landscape Maintenance is funded by the City's Lighting & Landscape Assessment Districts.



Staff Recommendation

Staff recommends that the City Council Adopt the Resolution accepting Capital Improvement Project Number 280 – Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project as constructed by R&R Pacific Construction, Inc. to be complete, and to direct the City Clerk to file a Notice of Completion for the project with the County Recorder.

Attachments

- 1) Resolution
- 2) Notice of completion



RESOLUTION NO. __-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING AS COMPLETE THE WORK ASSOCIATED WITH CAPITAL IMPROVEMENT PROJECT NUMBER 280 – LAUREL ROAD WIDENING (CLOVERBROOK AVENUE TO O'HARA AVENUE) PROJECT

WHEREAS, the design team prepared plans, special provisions, and bid documents related to CIP Project No. 280 - Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project; and

WHEREAS, on July 9, 2024, by adopting Resolution Number 104-24, the City Council awarded a construction contract to R&R Pacific Construction, Inc., for the construction of CIP No. 280 – Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project; and

WHEREAS, this project had a total budget of \$9,227,000 which included design and construction. The project was successfully completed under the authorized budget of approximately \$8,650,000. This project is funded by the Gas Tax RMRA fund, TIF fund, Street Maintenance and Rehab fund, 2014 Bond and the 2012 Bond benefit fund.

WHEREAS, R&R Pacific Construction, Inc., has now satisfied the contractual requirements necessary for the acceptance of CIP No. 280 to be deemed complete.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that CIP Project No. 280 – Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project is hereby accepted as complete and will begin the one-year warranty period. The City will start landscape maintenance on February 1, 2026, once the landscape establishment period is complete.

BE IT FURTHER RESOLVED AND ORDERED that the City Clerk is hereby directed to file a Notice of Completion for CIP No. 280 with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 12th of November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Shannon Shaw, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

PURSUANT TO GOVERNMENT
CODE §6103 NO FEE IS REQUIRED
FOR THE RECORDATION OF THIS
DOCUMENT

WHEN RECORDED MAIL TO:

City Clerk
City Of Oakley
3231 Main Street
Oakley, CA 94561

RECORDING REQUESTED BY:

City Of Oakley
3231 Main Street
Oakley, CA 94561

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

NOTICE OF COMPLETION

**Capital Improvement Project Number 280 - Laurel Road Widening
(Cloverbrook Avenue to O'Hara Avenue) Project**

NOTICE IS HEREBY GIVEN THAT:

The CITY OF OAKLEY, a political subdivision of the State of California, did, on July 9, 2024, enter into an agreement with R&R Pacific Construction, Inc. for the construction of Capital Improvement Program Project Number 280 – Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project located at the intersection of Laurel Road and O'Hara Avenue within the City of Oakley limits.

The Owner's nature of interest or estate in the property described below is in fee.

The work described in the contract documents was to furnish all material, labor, and equipment necessary to complete Capital Improvement Project Number 280 – Laurel Road Widening (Cloverbrook Avenue to O'Hara Avenue) Project

On November 12, 2025, said contract, as a whole was completed and the work was accepted by the City Council of the City of Oakley.

VERIFICATION

I have read the foregoing NOTICE OF COMPLETION and know the contents thereof; the same is true of my knowledge. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed on this 12^h day of November 2025 at Oakley, California.

Date: _____

By: _____
Kim Snodgrass, City Clerk
City of Oakley, California

DATE: November 12, 2025
TO: Joshua McMurray, City Manager
FROM: Kevin Rohani, P.E. Public Works Director/City Engineer
SUBJECT: Adopt a Resolution Accepting the Frontage Improvements associated with Capital Improvement Project Number 334 for East Cypress Road Widening Project related to the Machado Subdivision 9615 Frontage Improvements

Approved and
Forwarded to the
City Council

Background and Analysis

On November 23, 2021, MLC Holdings filed an application to request approval of a Vesting Tentative Map (TM 03-21) subdividing approximately 20.11 acres into 76 single family residential lots. The development includes frontage improvements on East Cypress Road, frontage improvements of Machado Lane, improvement of a pocket park with a playground, a stormwater detention treatment area, and emergency vehicle access. This subdivision is located at the southwest corner of Machado Lane and East Cypress Road.

On February 7, 2023, Resolution 04-23, the Planning Commission approved the recommendation for the City Council to approve the Vesting Tentative Map for this development.

On June 13, 2023, Resolution 66-23, the City Council made findings and adopted a mitigated negative declaration for the project known as Machado Property Subdivision 9615 including approval of the entitlements for a Vesting Tentative Map (TM 03-21), Final Development Plan (FDP 01-21), and Design Review (DR 10-21). Condition of Approval number 62a required the developer to design and construct the ultimate roadway improvements of East Cypress Road between 800 feet east of Rubens Way to Machado Lane.

On April 9, 2024, Resolution 46-24 and 47-24, the City Council adopted a resolution approving the Final Map and Subdivision Improvement Agreement for Machado Property Subdivision 9615 which includes the frontage of improvements of East Cypress Road.

On June 10, 2025, Resolution 64-25, the City Council approved a Reimbursement Agreement with Meritage Homes of California, Inc, for the East Cypress Road Widening from 800 feet east of Rubens Way to Machado Lane Project related to the Machado Subdivision 9615 frontage improvements.



The City of Oakley Public Works and Engineering staff have inspected the frontage improvements and have determined the Developer has since completed all of the required improvements for East Cypress Road per the approved improvement plans for the improvements subject to the Reimbursement Agreement. CIP 334 was budgeted to account for the reimbursement of these improvements.

At this time, the Developer has requested that the City accept the roadway improvements for maintenance and reimburse them for the widening that they have constructed beyond the obligation of the development. The Public Works and Engineering staff have completed a final inspection of all public roadway improvements and have found them to be in substantial compliance with the approved improvement plans.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety goals under Community Health and Safety Goal to build safe streets and healthy neighborhoods.

Fiscal Impact

Upon acceptance of the improvements, the City will reimburse \$546,545.88 to Meritage Homes of California, Inc., for the construction of the City's portion of the East Cypress Road widening, consistent with the approved Reimbursement Agreement. The City will also begin the maintenance of the public roadway infrastructure listed in the itemized costs of improvements. The Landscape improvements along East Cypress Road will be accepted at a later time when the subdivision improvements are accepted.

Staff Recommendation

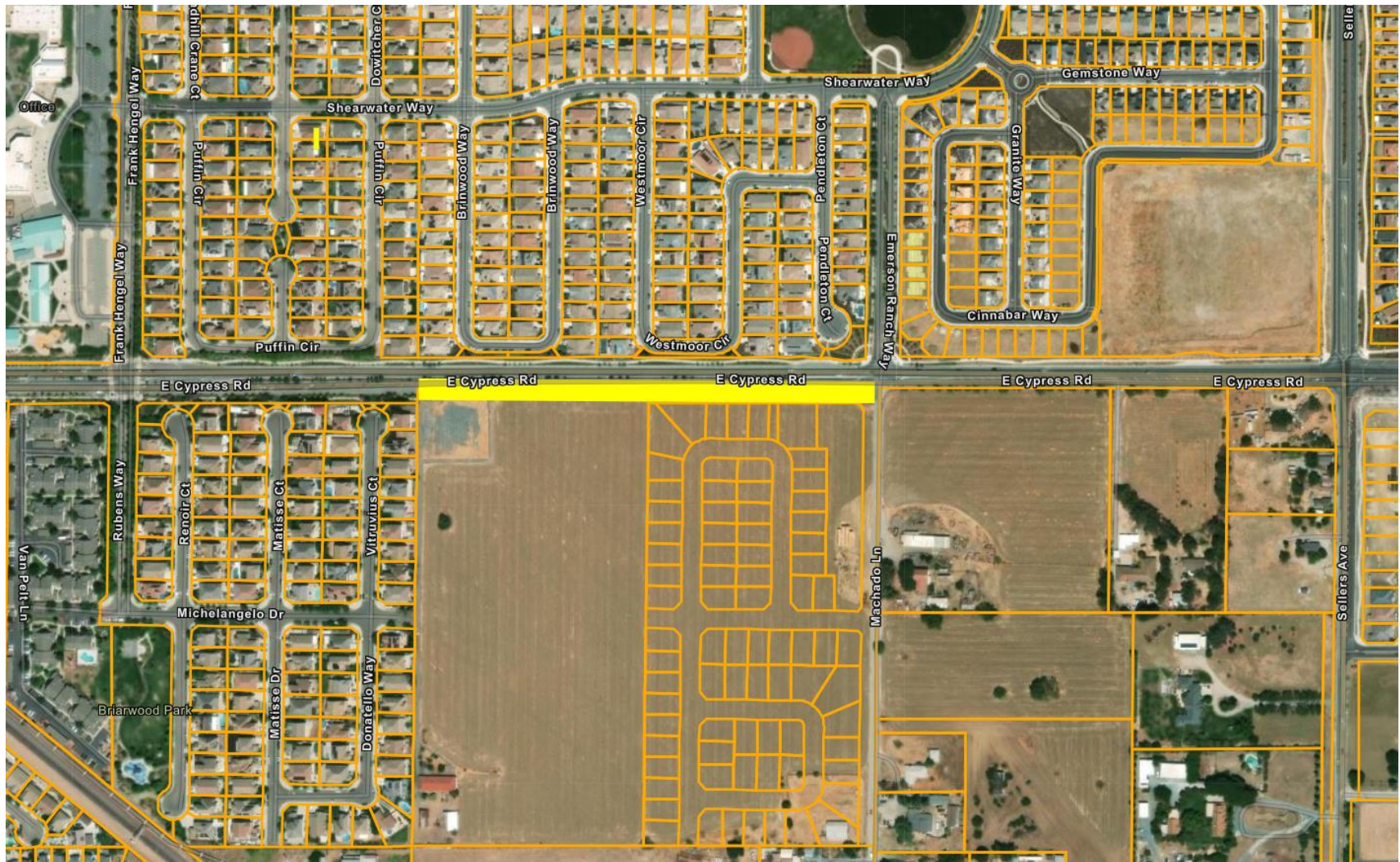
Staff recommends that the City Council adopt the Resolution accepting the frontage improvements associated with the Machado Property Subdivision 9615 and for the City to begin the maintenance of the public roadway infrastructure along East Cypress Road.

Attachments

Attachment 1. Vicinity Map

Attachment 2. Resolution





VICINITY MAP

East Cypress Road Widening 800' east
of Rubens Way to Machado Lane

RESOLUTION NO. XX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING THE FRONTAGE IMPROVEMENTS ASSOCIATED WITH CAPITAL IMPROVEMENT PROJECT NUMBER 334 FOR EAST CYPRESS ROAD WIDENING PROJECT RELATED TO THE MACHADO SUBDIVISION 9615 FRONTAGE IMPROVEMENTS

WHEREAS, On June 13, 2023, Resolution 66-23, the City Council made findings and adopted a mitigated negative declaration for the project known as Machado Property Subdivision 9615 including approval of the entitlements for a Vesting Tentative Map (TM 03-21), Final Development Plan (FDP 01-21), and Design Review (DR 10-21). Condition of Approval number 62a required the developer to design and construct the ultimate roadway improvements of East Cypress Road between 800 feet east of Rubens Way to Machado Lane; and,

WHEREAS, On April 9, 2024, Resolution 46-24 and 47-24, the City Council adopted a resolution approving the Final Map and Subdivision Improvement Agreement for Machado Property Subdivision 9615 which includes the frontage of improvements of East Cypress Road.

WHEREAS, On June 10, 2025, Resolution 64-25, the City Council approved a Reimbursement Agreement with Meritage Homes of California, Inc, for the East Cypress Road Widening from 800 feet east of Rubens Way to Machado Lane Project related to the Machado Subdivision 9615 frontage improvement; and,

WHEREAS, The City of Oakley Public Works and Engineering staff have inspected the frontage improvements and have determined the Developer has since completed all of the required improvements for East Cypress Road per the conditions of approval and approved improvement plans subject to the Reimbursement Agreement.

WHEREAS, staff recommends that the City Council adopt the Resolution accepting the subdivision improvements associated with the Machado Property Subdivision frontage improvements and for the City to begin the maintenance of the public infrastructure for this subdivision;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley as follows:

- a) Accept the offer of dedication for the 50-foot-wide public right of way along East Cypress Road for roadway purposes dedicated on the Parcel Map for Minor Subdivision 24-85 Book 121, Page 48 and as referenced in the recorded map Subdivision Machado Property (9615) in Map Book 556, Page 21; and,

- b) Accept the roadway widening improvements for East Cypress Road and begin the roadway maintenance. Landscape improvements will be accepted at a later time once the subdivision improvements are completed; and,
- c) Reimburse Meritage Homes Inc. \$546,545.88 as budgeted for CIP 334 for the East Cypress Widening Project; and,

PASSED AND ADOPTED by the City Council of the City of Oakley on this 12th day of November 2025 by the following vote.

AYES:

NOES:

ABSTENTION:

ABSENT:

APPROVED:

Shannon Shaw, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

DATE: November 12, 2025
TO: Joshua McMurray, City Manager
FROM: Danielle Navarro, Assistant City Manager
SUBJECT: Adopt a Resolution Authorizing the Designation of Applicant's Agent Resolution for Non-State Agencies and Directing Staff to File the Form with the California Governor's Office of Emergency Services (Cal OES)

Approved and
Forwarded to the
City Council

Background and Analysis

The Robert T. Stafford Disaster Relief and Emergency Assistance Act., P.L. 93-288, as amended, 42 U.S.C. 5121 et seq., and Related Authorities as of April 2013, provides Federal financial assistance for Individual and/or Public Assistance after a Federal Major Disaster or Emergency Declaration is proclaimed. Public Assistance can include response, recovery, and mitigation after an Emergency or Major Disaster Declaration. Individual Assistance can include recovery and/or mitigation after a Major Disaster Declaration is proclaimed.

The State of California Governor's Office of Emergency Services (Cal OES) requires designation of specific staff to act on behalf of the City of Oakley to request federal financial assistance under the Robert T. Staff Disaster Relief and Emergency Assistance Act and Related Authorities and/or State financial assistance under the California Disaster Assistance Act (CDAA) in the case of a disaster. Adoption of Cal OES's Designation of Applicant's Agent Resolution for Non-State Agencies (Form 130) designating the City Manager, Administrative Services Director, and Finance Manager meets this requirement. The City does not have a Form 130 on file with CalOES. Adopting and filing Form 130 (Universal option) will allow the City to process federal funding in the form of grants and/or disaster reimbursement for a period of three years. After that date, a new resolution will need to be adopted, reconfirming or changing the designations, and be refiled with the State of California.

Should the City Council not make the designations, the City of Oakley could file a Disaster Proclamation with the State of California and would still be able to apply for federal funding assistance in the case of a disaster; however, the funds would not be awarded until a Form 130 specific to that disaster is filed with the Governor's Office of Emergency Services.

Consistency with the Oakley Strategic Plan 27+

Adoption of the Resolution authorizing the Applicant's Agent Resolution is consistent with the Emergency Disaster & Response Plan subobjective of the Strategic Plan's Community Health & Safety Goal.



Fiscal Impact

The State requires this documentation for the City to Receive State and/or Federal financial assistance for a disaster.

Staff Recommendation

Adopt a Resolution Authorizing the Designation of Applicant's Agent Resolution for Non-State Agencies and Directing Staff to File the Form with the California Governor's Office of Emergency Services (Cal OES)

Attachments

1. Resolution
2. CalOES Form 130- Designation of Applicant's Agent Resolution for Non-State Agencies



RESOLUTION NO. XX-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AUTHORIZING THE DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES AND DIRECTING STAFF TO FILE THE FORM WITH THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES

WHEREAS, the State of California Governor's Office of Emergency Services (Cal OES) requires the formal filing of a resolution which authorizes designated agents to act on behalf of the agency in the event of a major disaster or for requesting federal financial assistance; and

WHEREAS, the titled agents in this resolution will be authorized to provide assurances and execute agreements for and on the behalf of the City of Oakley, a public entity established under the laws of the State of California, Emergency Management Agency for the purpose of obtaining certain federal financial assistance under Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act; and

WHEREAS, the Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS, this is a universal resolution, and is effective for all open and future disasters, up to three (3) years following the date of approval.

BE IT RESOLVED by the City Council of the City of Oakley that:

Section 1. The titles of City Manager, Administrative Services Director, and Finance Manager are authorized agents under the Designation of Applicant's Agent Resolution for Non-State Agencies with the Cal OES.

Section 2. This resolution hereby authorizes the above titled Agents to provide to Cal OES for all matters pertaining to such state disaster assistance, the assurances and agreements required, including the authority to execute associated agreements and other documents for and on the behalf of the City of Oakley.

Section 3. This is a universal resolution and is effective immediately upon its passage and adoption for all open and future disasters up to three (3) years following the date of approval below.

BE IT FURTHER RESOLVED that staff is directed to submit the Designation of Applicant's Agent Resolution for Non-State Agencies to the State of California Governor's Office of Emergency Services.

PASSED AND ADOPTED by the City Council of the City of Oakley this 12th day of November 2025 by the following vote.

AYES:

NOES:

ABSTENTION:

ABSENT:

APPROVED:

Shannon Shaw, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date



Cal OES ID No: _____

DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES

BE IT RESOLVED BY THE City Council OF THE City of Oakley
(Governing Body) (Name of Applicant)

THAT City Manager, OR
(Title of Authorized Agent)
Administrative Services Director, OR
(Title of Authorized Agent)
Finance Manager
(Title of Authorized Agent)

is hereby authorized to execute for and on behalf of the City of Oakley,
(Name of Applicant)
a public entity established under the laws of the State of California, this application
and to file it with the California Governor's Office of Emergency Services for the
purpose of obtaining federal financial assistance for any existing or future grant
program, including, but not limited to any of the following:

- **Federally declared Disaster (DR), Fire Mitigation Assistance Grant (FMAG), California State Only Disaster (CDAA), Immediate Services Program (ISP), Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), Legislative Pre-Disaster Mitigation Program (LPDM)**, under
- Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.
- **Flood Mitigation Assistance Program (FMA)**, under Section 1366 of the National Flood Insurance Act of 1968.
- **National Earthquake Hazards Reduction Program (NEHRP)** 42 U.S. Code 7704 (b) ((2) (A) (ix) and 42 U.S. Code 7704 (b) (2) (B) National Earthquake Hazards Reduction Program, and also The Consolidated Appropriations Act, 2018, Div. F, Department of Homeland Security Appropriations Act, 2018, Pub. L. No. 115-141
- **California Early Earthquake Warning (CEEW)** under CA Gov Code – Gov, Title 2, Div. 1, Chapter 7, Article 5, Sections 8587.8, 8587.11, 8587.12

That the City of Oakley,
(Name of Applicant)

laws of the State of California, hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.



Please check the appropriate box below

- ☒ This is a universal resolution and is effective for all open and future disasters/grants declared up to three (3) years following the date of approval.
- ☐ This is a disaster/grant specific resolution and is effective for only disaster/grant number(s): _____

Passed and approved this 12 day of November, 2025

Mayor Shannon Shaw

(Name and Title of Governing Body Representative)

Vice Mayor Hugh Henderson

(Name and Title of Governing Body Representative)

See attached meeting minutes

(Name and Title of Governing Body Representative)

CERTIFICATION

I, Kimberly Snodgrass, duly appointed and City Clerk of
(Name) (Title)

City of Oakley, do hereby certify that the above is a true and
(Name of Applicant)

correct copy of a resolution passed and approved by the City Council
(Governing Body)

of the City of Oakley on the 12th day of November, 2025.
(Name of Applicant)

City Clerk

(Signature)

(Title)



Cal OES Form 130 Instructions

A Designation of Applicant's Agent Resolution for Non-State Agencies is required of all Applicants to be eligible to receive funding. A new resolution must be submitted if a previously submitted resolution is older than three (3) years from the last date of approval, is invalid, or has not been submitted.

When completing the Cal OES Form 130, Applicants should fill in the blanks on pages 1 and 2. The blanks are to be filled in as follows:

Resolution Section:

Governing Body: This is the group responsible for appointing and approving the Authorized Agents.

Examples include: Board of Directors, City Council, Board of Supervisors, Board of Education, etc.

Name of Applicant: The public entity established under the laws of the State of California.

Examples include: School District, Office of Education, City, County or Non-profit agency that has applied for the grant, such as: City of San Diego, Sacramento County, Burbank Unified School District, Napa County Office of Education, University Southern California.

Authorized Agent: These are the individuals that are authorized by the Governing Body to engage with the Federal Emergency Management Agency and the California Governor's Office of Emergency Services regarding grants for which they have applied. There are two ways of completing this section:

1. **Titles Only:** The titles of the Authorized Agents should be entered here, not their names. This allows the document to remain valid if an Authorized Agent leaves the position and is replaced by another individual. If "Titles Only" is the chosen method, this document must be accompanied by either a cover letter naming the Authorized Agents by name and title, or the Cal OES AA Names document. The supporting document can be completed by any authorized person within the Agency (e.g., administrative assistant, the Authorized Agent, secretary to the Director). It does not require the Governing Body's signature.
2. **Names and Titles:** If the Governing Body so chooses, the names **and** titles of the Authorized Agents would be listed. A new Cal OES Form 130 will be required if any of the Authorized Agents are replaced, leave the position listed on the document, or their title changes.



Checking Universal or Disaster-Specific Box: A Universal resolution is effective for all past disasters and for those declared up to three (3) years following the date of approval. Upon expiration it is no longer effective for new disasters, but it remains in effect for disasters declared prior to expiration. It remains effective until the disaster goes through closeout unless it is superseded by a newer resolution.

Governing Body Representative: These are the names and titles of the approving Board Members.

Examples include: Chairman of the Board, Director, Superintendent, etc. The names and titles **cannot** be one of the designated Authorized Agents. A minimum of three (3) approving board members must be listed. If less than three are present, meeting minutes must be attached in order to verify a quorum was met.

Certification Section:

Name and Title: This is the individual in attendance who recorded the creation and approval of this resolution.

Examples include: City Clerk, Secretary to the Board of Directors, County Clerk, etc. This person **cannot** be one of the designated Authorized Agents or Approving Board Member. If a person holds two positions (such as City Manager and Secretary to the Board) and the City Manager is to be listed as an Authorized Agent, then that person could sign the document as Secretary to the Board (not City Manager) to eliminate "Self-Certification."

October 2025 New In-Town Business Licenses

Business Name	Primary Contact Email Address	Full Primary Address	Active Licenses
BALANCED SOLUTIONS	LIBBIELYNN@YAHOO.COM	187 CENTURY WAY OAKLEY CA 94561-4215	HOME BASED BUSINESS
BROOKLYN COAST BOUTIQUE		1560 PORT WAY OAKLEY CA 94561-1833	HOME BASED BUSINESS
CANDLE AND CRUMB	CSCHOPPLEIN@GMAIL.COM	5685 MAIN ST OAKLEY CA 94561	BUSINESS LICENSE
ECOATM, LLC	DEBORAH.PHAM@ECOATM.COM	2545 MAIN ST OAKLEY CA 94561	BUSINESS LICENSE
GOLDEN STATE NURSING REGISTRY LLC	KHURRAMCHARLESSHAFI@GMAIL.COM	49 SORREL CT OAKLEY CA 94561	HOME BASED BUSINESS
KLEAR CONCEPTS LLC		1310 BIRMINGHAM ST OAKLEY CA 94561	HOME BASED BUSINESS
KLM HOUSE AND COMMERCIAL CLEANING SERVICES, LLC		4470 FALL LN OAKLEY CA 94561-2427	HOME BASED BUSINESS
MABUHAY LOGISTIC AND INSTALLATION	JEREMIAHHABON5456@GMAIL.COM	4510 MAIN ST OAKLEY CA 94561	BUSINESS LICENSE
MAYOR LIQUIDATION	MAYORLIQUIDATION@GMAIL.COM	850 WALNUT DR OAKLEY CA 94561	HOME BASED BUSINESS
NEXT HOME HEART & HOME	NICOLEJPITTS@GMAIL.COM	112 LITTLE RANCH CIR OAKLEY CA 94561	HOME BASED BUSINESS
NEXTPHASE PRO CLEANING, LLC	CONTACT@NEXTPHASEPROCLEANING.COM	901 CHIANTI WAY OAKLEY CA 94561-2331	HOME BASED BUSINESS
SWIFT SAVING INC	AL_ADHAMZOLO@HOTMAIL.COM	2603 MAIN ST OAKLEY CA 94561	BUSINESS LICENSE
THE NEEDLE IN THE HAYSTACK	THENEEDLEINTHEHAYSTACK@YAHOO.COM	1683 MAIN ST OAKLEY CA 94561-3321	HOME BASED BUSINESS
13			