



AGENDA

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

Tuesday, February 24, 2026

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.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road. Agendas are also posted on the City's Internet Website www.oakleyca.gov.

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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Please keep cell phones/electronic devices turned off during the meeting. Please be

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 4 p.m. the day of the meeting and can be submitted at <https://www.oakleyca.gov/publiccomment>.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

1.3 Ironhouse Sanitary District Update (Jean-Marc Petit, General Manager)

1.4 Proclamation Recognizing March as Prescription Drug Awareness Month (Danielle Aubin, Bay Area Community Resources Coalition Coordinator) [Proclamation](#)

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 February 10, 2026 (Kim Snodgrass, City Clerk) [Minutes](#)

- 4.2 Ratify Election: Adopt Ordinance No. 2-26 Authorizing the Levy of a Special Tax on Parcels of Land within Tax Area Zone 201 within the Oakley Special Police Tax Area for Police Protection Services for the Sandoval Minor Subdivision (MS 23-977) project located at 115 Malicoat Avenue (APN 033-052-003-2) (Billilee Saengchalern, Public Works Director/City Engineer)**
[Staff Report](#)
[1. Special Police Tax Area Ballot - Signed](#)
[2. Ordinance](#)
[2.1. Exhibit A](#)
[2.2. Exhibit B](#)
- 4.3 Annexation No. 49 (Sandoval Minor Subdivision (MS 23-977)) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape, and Stormwater Services) (Billilee Saengchalern, Public Works Director/City Engineer)**
[Staff Report](#)
[1. Unanimous Approval CFD No. 2015-2 - Signed.pdf](#)
[2. Resolution](#)
[3. CFD 2015-2 Amended Boundary Map](#)
[4. Amendment to Notice of Special Tax Lien](#)
- 4.4 Adopt a Resolution Accepting the work associated with Capital Improvement Project Number 333A – Fiscal Year 2025/26 Street Repair and Resurfacing Project (Billilee Saengchalern, Public Works Director/City Engineer)**
[Staff Report](#)
[1. Resolution](#)
[2. Notice of Completion](#)
- 4.5 Fiscal Year (FY) 2025/26 Second Quarter Report on the Capital Improvement Program (Billilee Saengchalern, Public Works Director/City Engineer)**
[Staff Report](#)

5. PUBLIC HEARINGS

6. REGULAR CALENDAR

7. REPORTS

7.1 City Manager
(a) City Manager

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 SESSION

9. CLOSED SESSIONS

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

2026 PRESCRIPTION DRUG ABUSE AWARENESS MONTH

WHEREAS, prescription drugs, when used as directed, play a critical role in maintaining the health and well-being of individuals across the United States; and

WHEREAS, misused or unused prescription medications can lead to accidental poisoning, overdose, and misuse, posing a serious public health challenge nationally and in California; and

WHEREAS, the U.S. Drug Enforcement Administration (DEA) and the State of California encourage safe storage, responsible use, and proper disposal of prescription medications to prevent misuse, diversion, and accidental harm; and

WHEREAS, in California, opioid overdose deaths and prescription medication misuse continue to impact families, communities, and healthcare systems, highlighting the importance of education and prevention efforts; and

WHEREAS, Synthetic opioids, including counterfeit prescription drugs laced with fentanyl, continue to be a significant driver of fatal overdose and in 2024 the rate of overdose from fentanyl in Contra Costa County was 10.2 per 100,000 residents, a significant reduction from the 2023 rate of 14.72 per 100,000 residents; and

WHEREAS, In 2023, in Contra Costa County, there were 447,583 opioid prescriptions given to patients, which is an age-adjusted rate of 313.9 per 1,000 residents, higher than the state rate of 345.62; and

WHEREAS, In 2024, a total of 17,083 emergency department visits that occurred in California were related to an opioid overdose, and 332 of those visits occurred in Contra Costa County; and

WHEREAS, According to the Center for Disease Control (CDC), 105,007 drug overdose deaths occurred nationally in 2023, 80,000 were from opioids (76%), and 183 of those opioid related overdose deaths occurred in Contra Costa County; and

WHEREAS, the CCC MEDS Coalition encourages residents of Oakley to use prescription medications only as directed by their healthcare providers and to never share medications with others; and

WHEREAS, proper disposal of unused or expired medications at pharmacies or Take Back days helps protect public safety and the environment; and

WHEREAS, the DEA's National Prescription Drug Take Back Day on Saturday, April 25th, 2026, provides a special opportunity for residents to safely dispose of unused medications and participate in efforts to prevent prescription drug misuse in our community; and

WHEREAS, promoting awareness, education, and responsible behaviors regarding prescription medications strengthens the health, safety, and well-being of all Oakley residents.

NOW, THEREFORE BE IT RESOLVED that I, Hugh Henderson, Mayor of the City of Oakley along with the members of the Oakley City Council do hereby proclaim March 2026 as "Prescription Drug Awareness Month in the City of Oakley.

February 24, 2026

Hugh Henderson, Mayor



AGENDA

MINUTES OF THE 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 HELD FEBRUARY 10, 2026

1. OPENING MATTERS

1.1 Call to Order and Roll Call

The meeting was called to order at 6:30pm.

Councilmember Fuller, Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows, and Mayor Henderson were present.

1.2 Pledge of Allegiance to the Flag (Liberty Walker, Gehringer Elementary School)

Liberty Walker led the Pledge of Allegiance to the Flag.

1.3 Introduction of Lieutenant Dallas Collier (Paul Beard, Chief of Police)

Chief of Police Paul Beard introduced Lieutenant Dallas Collier. The City Council congratulated Lieutenant Collier on his recent promotion.

1.4 Recognizing Francesca Aujero for winning the Tri Delta Student Art Cover Contest

Mayor Henderson introduced Francesca Aujero, winner of the Tri Delta Student Art Cover Contest, while her design was displayed. The City Clerk read her biography, and Wendy Fabian (Representing Supervisor Burgis) presented a proclamation.

1.5 State of the Contra Costa Community College District Presentation (Chancellor, Mojdeh Mehdizadeh and Los Medanos College President, Dr. Pamela Ralston)

Chancellor Mojdeh Mehdizadeh and Los Medanos College President Dr. Pamela Ralston provided an update on the State of the Contra Costa Community College District.

Councilmember Fuller and Councilmember Williams asked questions; Chancellor Mehdizadeh and President Ralston responded.

2. PUBLIC COMMENTS

Public comments were provided by Annette Keel and Bud Chaddock.

Online public comments were received by the following individuals and will be entered into the record: La Pamela Pierce, Tyler Guenette, Avery King, Xiang Ding, Precia Kim and Alyssa Thomas.

3. COUNCILMEMBER COMMENTS

Councilmember Fuller Provided comments.

4. CONSENT CALENDAR

- 4.1 **Approve Minutes from the Regular Meeting held January 27, 2026 (Kim Snodgrass, City Clerk)**
- 4.2 **Report out of Closed Session Memo from January 27, 2026 (Derek Cole, City Attorney)**
- 4.3 **City of Oakley Investment Report (2nd Quarter FY 2025/26) (Jeri Tejada, Administrative Services Director)**
- 4.4 **City of Oakley as Successor Agency to the Oakley Redevelopment Agency Quarterly Investment Report (2nd Quarter FY 2025/26) (Jeri Tejada, Administrative Services Director)**
- 4.5 **Adopt a Resolution Authorizing the City Manager to Execute Amended Lease Agreements for Single-Family Dwellings Located at 1821 Dutch Slough Road, 5890 Jersey Island Road, and 5920 Jersey Island Road (Joshua McMurray, City Manager)**

Councilmember Fuller pulled items 4.1, 4.2, 4.3 and 4.5

It was moved by Councilmember Williams and seconded by Councilmember Shaw to approve the remainder of the Consent Calendar. **AYES:** Fuller, Shaw, Williams, Meadows, Henderson **NOES:** None (5-0)

Item 4.1

Councilmember Fuller mentioned he will vote no.

Vice Mayor Meadows provided a comment.

It was moved by Vice Mayor Meadows and seconded by Councilmember Shaw to approve item 4.1. **AYES:** Shaw, Williams, Meadows, Henderson **NOES:** Fuller (4-1)

Item 4.2

Councilmember Fuller and Councilmember Shaw provided comments.

It was moved by Vice Mayor Meadows and seconded by Councilmember Shaw to approve item 4.2. **AYES:** Shaw, Williams, Meadows, Henderson **NOES:** Fuller (4-1)

Item 4.3

Councilmember Fuller asked questions; City Manager Joshua McMurray responded.

It was moved by Councilmember Shaw and seconded by Vice Mayor Meadows to approve item 4.3. **AYES:** Fuller, Shaw, Williams, Meadows, Henderson **NOES:** None (5-0)

Item 4.5

Councilmember Fuller and Councilmember Williams provided comments; City Manager Joshua McMurray responded.

It was moved by Councilmember Williams and seconded by Vice Mayor Meadows to approve item 4.5. **AYES:** Shaw, Williams, Meadows, Henderson **NOES:** Fuller (4-1)

5. PUBLIC HEARINGS

None

6. REGULAR CALENDAR

6.1 Adopt a Resolution Approving the Fiscal Year 2025/2026 Mid-Year Budget Review and Adopting its Recommendations for Revising the Fiscal Year Operating and Capital Budgets (Jeri Tejada, Administrative Services Director)

Administrative Services Director Jeri Tejada presented the report.

Councilmember Fuller and Councilmember Williams asked questions; City Manager Joshua McMurray and Ms. Tejada responded.

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

It was moved by Councilmember Williams and seconded by Vice Mayor Meadows to adopt the resolutions approving the Mid-Year Budget as revised and amending the Townsend Contract. **AYES:** Shaw, Williams, Meadows, Henderson **NOES:** Fuller (4-1)

6.2 Adopt a Resolution Approving the First Amendment to the Design-Build Agreement with Woodland Construction Builders, Inc for the Design and Construction of the New Oakley Library and Community Center and

Authorizing the City Manager to Execute the Amendment (Joshua McMurray, City Manager)

Vice Mayor Meadows recused himself and left the dais.

City Manager Joshua McMurray and Susi Marzuola (Siegel & Strain Architects) presented the project update.

Councilmember Fuller and Councilmember Williams asked questions; Mr. McMurray and Ms. Marzuola Responded.

Online public comments were received by the following individuals and will be entered into the record: Tim Sbranti

Comments were provided by Councilmember Shaw, Councilmember Fuller, Councilmember Williams and Mayor Henderson.

It was moved by Councilmember Williams and seconded by Councilmember Shaw to adopt the resolution approving the First Amendment to the Agreement with Woodland Construction Builders, Inc. **AYES:** Shaw, Williams, Henderson **NOES:** Fuller **RECUSAL:** Meadows (3-1-1)

7. **REPORTS**

7.1 City Manager

(a) City Manager

(b) Business License Update

City Manager Joshua McMurray noted the business license update was included in the agenda packet.

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 Shaw reported she attended a Tri-Delta Transit Board meeting, and a meeting with the NorCal Carpenters Union. She also hosted a resident Town Hall, attended an Interagency meeting with the High School and Elementary School Districts, and the retirement lunch for Kevin Rohani.

Councilmember Williams reported she met with Congressman Harder and attended the Tri-Delta Transit meeting. She also attended Councilmember Shaw's Town Hall, attended the retirement lunch for Kevin Rohani and the Mayors Conference. She met with the NorCal Carpenters Union and had a discussion with Mark Foley regarding the upcoming BART Workshop.

Vice Mayor Meadows reported he met with Congressman Harder and had a conversation with a member of the Steamfitters Union leadership. He also attended Kevin Rohani's retirement lunch.

Mayor Henderson reported he attended the Interagency meeting with the High School and Elementary School Districts. He also attended Friday Night Bites, the Mayors Conference, and a Delta 6 meeting.

(b) Requests for Future Agendas

None

8. WORK SESSIONS

8.1 Work Session to Discuss the Feasibility of Permitting Unhosted Stay Short-Term Rentals in the Downtown Specific Plan and an Update on SB 346 (Short-Term Rental Facilitator Act of 2025) (Ken Strelo, Community Development Director)

Community Development Director Ken Strelo presented the report.

Councilmember Fuller, Councilmember Williams asked questions; Mr. Strelo responded.

Vice Mayor Meadows, Councilmember Fuller, Councilmember Shaw, Mayor Henderson, and Councilmember Williams provided comments.

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)**

Mayor Henderson announced the cancellation of the Closed Session at the request of the City Attorney.

10. ADJOURN

There being no further business, the meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Kim Snodgrass
City Clerk

DATE: February 24, 2026
TO: Joshua McMurray, City Manager
FROM: Billilee Saengchalern, Public Works Director/City Engineer
SUBJECT: Ratify Election: Adopt Ordinance No. 02-26 Authorizing the Levy of a Special Tax on Parcels of Land within Tax Area Zone 201 within the Oakley Special Police Tax Area for Police Protection Services for the Sandoval Minor Subdivision (MS 23-977) project located at 115 Malicoat Avenue (APN 033-052-003-2)

Approved and
Forwarded to the
City Council

Background and Analysis

On June 4, 2024, the City Planning Commission approved a tentative map with certain Conditions of Approval for the proposed Sandoval Minor Subdivision (MS 23-977) project (the "Project"). The Project is designated as Residential Low/Medium in the Oakley General Plan and zoned R-6 (Single-Family Residential) district on the City of Oakley Zoning Map. The Project is currently comprised of APN 033-052-003-2, contains one existing residence, and is anticipated to be comprised of three single family residential lots after the proposed lot split. The existing residence will remain on one of the resulting parcels, and no new construction is proposed at this time.

The Conditions of Approval for the Project require the Developer to mitigate the financial impact their project has on the City's police services budget. The City of Oakley previously formed the Oakley Special Police Tax Area that authorizes the levy of an annual special tax on parcels to mitigate their financial impact to the City's police services budget. The property owner for the Project has requested the City assist with annexing the Project into the Oakley Special Police Tax Area to satisfy their Conditions of Approval.

On January 13, 2026, the City Council introduced Ordinance No. 02-26 which would authorize a special tax for police services within Zone 201 subject to property owner voter approval. On February 16, 2026, the City Clerk conducted the property owner election. There was one (1) ballot issued to the property owner representing the Project. The City Clerk tabulated the property owner ballot, and the property owner was in favor of annexing into the Oakley Special Police Tax Area as Zone 201.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Park and Open Space and Finance and Fiscal Responsibility section goals.



Fiscal Impact

There will be no financial impact to the City's General Fund. The applicant has funded all costs associated with the annexation of Zone 201 to the Oakley Special Police Tax Area. The Fiscal Year 2025/26 special tax rate is \$1,347.54/parcel for single family residential parcels and \$673.77/parcel for vacant single-family parcels. The Project is anticipated to consist of three single family residential lots, one developed and two vacant parcels, after the proposed lot split. Therefore, the successful creation of the Zone is expected to provide up to \$2,695.08 (in Fiscal Year 2025/26 dollars) in revenue annually at build-out. The taxes can be collected on the property tax rolls commencing in Fiscal Year 2026/27.

Staff Recommendation

Staff recommend that the City Council ratify the election and adopt Ordinance No. 02-26 authorizing the levy of a special tax on parcels of land within Tax Area Zone 201 within the Oakley Special Police Tax Area for Police Protection Services for the Sandoval Minor Subdivision (MS 23-977) project located at 115 Malicoat Avenue (APN 033-052-003-2)

Attachments

1. One (1) Signed Ballot
2. Ordinance No. 02-26
 1. Exhibit A – Boundary Map for Police Tax Area Zone 201
 2. Exhibit B – Tax Rate Schedule for Fiscal Year 2025/26



SPECIAL POLICE TAX AREA BALLOT
CREATING ZONE 201 FOR THE SANDOVAL MINOR SUBDIVISION
(MS 23-977) PROJECT LOCATED AT 115 MALICOAT AVENUE

Parcel Description: Assessor Parcel Number 033-052-003-2

Record Owner: Francisca Sandoval

Address: 115 Malicoat Avenue

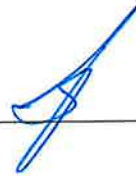
Shall Ordinance No. 02-26 of the City Council of the City of Oakley be approved so as to authorize a special tax on property located in Zone 201 of the Oakley Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service? The initial annual special tax rate for County use code 11 (Single Family Residence) is \$1,347.54 per parcel and \$673.77 per vacant parcel per the current Fiscal Year 2025-26 rate schedule. I also acknowledge that the tax rate can be adjusted annually as described in Ordinance No. 02-26.



Yes, Ordinance No. 02-26 shall be approved.

No, Ordinance No. 02-26 shall not be approved.

Signature



FRANCISCA SANDOVAL

Printed Name

ORDINANCE NO. 2-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY ESTABLISHING OAKLEY SPECIAL POLICE TAX AREA ZONE 201 WITHIN THE OAKLEY SPECIAL POLICE TAX AREA FOR A SPECIAL TAX FOR POLICE PROTECTION SERVICES FOR THE SANDOVAL MINOR SUBDIVISION (MS 23-977) PROJECT LOCATED AT 115 MALICOAT AVENUE (APN 033-052-003-2)

The Voters of the City of Oakley do ordain as follows:

Section 1. Purpose, Intent and Authority.

It is the purpose and intent of this Ordinance to authorize the levy of a special tax on real property that is within Oakley Special Police Tax Area Zone 201 of the Oakley Special Police Tax Area as shown on the Exhibit A map attached hereto in order to provide funding for police protection to serve the property and persons within said Zone.

This Tax is a special tax within the meaning of Section 4 of Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 201.

This Ordinance is enacted pursuant to the authority of Government Code Section 53978.

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the actual cost of services for the City of Oakley's cost of obtaining police services. The base amount shall be the

amount of tax per parcel as specified in Section 3.A herein. The adjustments from actual to constant dollars shall be made by use of the actual cost of services, as specified in Section 3.B herein.

B. "Fiscal year" means the period of July 1 through the following June 30.

C. "Oakley Special Police Tax Area" includes all properties within the jurisdictional limits of the City of Oakley.

D. Oakley Special Police Tax Area Zone 201 (hereinafter called "Zone") means that portion of the incorporated area of the City of Oakley located within the boundaries as shown on the map Exhibit A hereto.

E. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Contra Costa County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of the Zone, nor any land or improvements owned by any governmental entity.

F. Pursuant to Government Code §53978, "voter" means a person owning real property within the Zone at the time this Ordinance was adopted, as shown on the last equalized assessment roll prepared by the Contra Costa County Assessor's Office.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2025 through June 30, 2026) shall be the amount of Tax Per Parcel for a Property Use Code Category as set forth on Exhibit B hereto. If any new development, including new residential units, is completed prior to the tax being effective for the first fiscal year, the owner of the Parcel, as shown on the latest assessment roll, shall pay the tax for the remainder of such fiscal year on a pro-rated basis to the City, no later than receipt of Certificate of Occupancy or final building permit inspection.

B. For Subsequent Fiscal Year:

The tax rates shown in Exhibit B shall be automatically adjusted on July 1 of each year, beginning on July 1, 2026, by the increase in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland Bay Area and applying that rate to the prior year amounts for each property use code category. However, the City Council reserves the right to itself the opportunity to adjust the rate in the following year if the CPI adjustment is insufficient to reimburse the City for the costs of providing levels of police services as approved by the City Council.

In no event shall the tax per parcel for any fiscal year be less than the amount established for the previous fiscal year.

C. The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which the County of Contra Costa collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedure regarding exceptions, due dates, installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- i) The secured roll tax bills shall be the only notices required for this tax, and
- ii) The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of the Zone hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its confirmation by two-thirds of the voters voting within the Zone in an election to be held on February 16, 2026, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2026. If not confirmed by two-thirds of the voters participating in the election, this Ordinance and the tax approved herein shall not become effective.

PASSED AND ADOPTED by the City Council of the City of Oakley this 24th day of February 2026 by the following vote:

AYES:

NOES:

ABSTENTION:

ABSENT:

APPROVED:

Hugh Henderson, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

I HEREBY CERTIFY that in accordance with Government Code Section 40806, this ordinance is a true and correct copy of a city ordinance. It has been published or posted pursuant to law.

Kim Snodgrass, CMC
City Clerk

EXHIBIT A - BOUNDARY MAP
CITY OF OAKLEY SPECIAL POLICE TAX AREA (P-6) ZONE 201
CITY OF OAKLEY
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
Sandoval Minor Subdivision (MS 23-977)

Malicoat Avenue

**APN
033-052-003-2**

Douglas Road



0 250 Feet

Legend

-  Zone 201 Boundary
-  Parcel Lines

**CITY OF OAKLEY SCHEDULE FOR POLICE SERVICE TAX
FOR FISCAL YEAR 2025/2026**

PROPERTY USE CODE CATEGORY	DESCRIPTION	FY24/25 TAX PER PARCEL	FY25/26 TAX PER PARCEL
11	Single Family Residence – 1res., 1 site	\$1,330.64	\$1,347.54
12	Single Family Residence – 1 res., 2 or more sites	\$1,330.64	\$1,347.54
13	Single Family Residence – 2 res., on 1 or more sites	\$2,129.02	\$2,156.06
14	Single Family Residence – other than single fam. Land	\$1,330.64	\$1,347.54
15	Misc. Improvements – 1 site	\$1,330.64	\$1,347.54
16	Misc. Improvements – 2 or more sites	\$1,330.64	\$1,347.54
17	Vacant – 1 site	\$665.32	\$673.77
18	Vacant – 2 or more sites	\$665.32	\$673.77
19	Single Family Residence – Det. W/common area	\$1,330.64	\$1,347.54
20	Vacant – Multiple	\$665.32	\$673.77
21	Duplex	\$2,129.02	\$2,156.06
22	Triplex	\$3,193.54	\$3,234.10
23	Fourplex	\$4,258.05	\$4,312.13
24	Combinations	\$1,330.64	\$1,347.54
25	Apartments (5 –12 Units)	\$5,322.56	\$5,390.16
26	Apartments (13 – 24 Units)	\$13,838.66	\$14,014.42
27	Apartments (25 – 59 Units)	\$26,612.80	\$26,950.80
28	Apartments (60+ units)	\$63,870.72	\$64,681.92
29	Attached PUDs: Cluster Homes, Condos, etc.	\$1,330.64	\$1,347.54
30	Vacant – Commercial	\$665.32	\$673.77
31	Commercial Stores – Not Supermarkets	\$2,661.28	\$2,695.08
32	Small Grocery Stores – (7-11, etc.)	\$3,991.92	\$4,042.62
33	Office Buildings	\$2,661.28	\$2,695.08
34	Medical, Dental	\$2,661.28	\$2,695.08
35	Service Stations, Car Wash	\$2,661.28	\$2,695.08
36	Garages	\$2,661.28	\$2,695.08
37	Community Facilities (Recreational, etc.)	\$5,322.56	\$5,390.16
38	Golf Courses	\$2,661.28	\$2,695.08
39	Bowling Alleys	\$1,330.64	\$1,347.54
40	Boat Harbors	\$3,326.60	\$3,368.85
41	Supermarkets – (not shopping centers)	\$3,991.92	\$4,042.62
42	Shopping Centers	\$5,322.56	\$5,390.16
43	Financial Buildings – (Ins., Title, Banks, S&L)	\$1,330.64	\$1,347.54
44	Motels, Hotels & Mobile Home Parks	\$6,653.20	\$6,737.70
45	Theaters	\$2,993.94	\$3,031.97
46	Drive-in Restaurants	\$1,995.96	\$2,021.31
47	Restaurants	\$1,995.96	\$2,021.31
48	Multiple & Commercial	\$1,995.96	\$2,021.31
49	New Car Agencies	\$1,995.96	\$2,021.31
50	Vacant Land (not part of Ind. Park or P. & D.)	\$498.99	\$505.33
51	Industrial Park	\$3,991.92	\$4,042.62
52	Research & Development	\$1,995.96	\$2,021.31
53	Light Industrial	\$1,995.96	\$2,021.31
54	Heavy Industrial	\$1,995.96	\$2,021.31
55	Mini Warehouses (public storage)	\$3,991.92	\$4,042.62
56	Misc. Improvements	\$3,991.92	\$4,042.62
61	Rural, Res., Improvement 1A-10A	\$997.98	\$1,010.66
62	Rural, w/or w/o structure 1A-10A	\$997.98	\$1,010.66
70	Convalescent Hospitals / Rest Homes	\$1,995.96	\$2,021.31
73	Hospitals	\$1,995.96	\$2,021.31
74	Cemeteries / Mortuaries	\$1,995.96	\$2,021.31
75	Fraternal & Service Organizations	\$1,995.96	\$2,021.31
76	Retirement Housing Complex	\$6,653.20	\$6,737.70
78	Parks & Playgrounds	\$3,991.92	\$4,042.62
85	Public & Private Parking	\$1,995.96	\$2,021.31
87	Common Area	\$1,995.96	\$2,021.31
88	Mobile Homes	\$997.98	\$1,010.66
89	Other (split parcels in different tax code areas)	\$997.98	\$1,010.66
99	Homeowner's Association Owned Common Areas	\$798.38	\$808.52

The tax rates shown in this schedule shall be automatically adjusted on July 1 of each year, beginning on July 1, 2016 by the increase in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland-Bay Area and applying that rate to the prior year amounts for each property use code category. However, the City Council reserves the right to itself the opportunity to adjust the rate in the following year if the CPI adjustment is insufficient to reimburse the City for the costs of providing levels of police services as approved by the City Council.

CALCULATION OF COST OF LIVING INCREASE

Percent increase from Fiscal Year 2024-25 in the San Francisco-Oakland-Bay Area Consumer Price Index for All Urban Consumers.

1.27%

DATE: February 24, 2026
TO: Joshua McMurray, City Manager
FROM: Billilee Saengchalern, Public Works Director/City Engineer
SUBJECT: Annexation No. 49 (Sandoval Minor Subdivision (MS 23-977)) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

Approved and
Forwarded to the
City Council

Background and Analysis

On June 4, 2024, the City Planning Commission approved a tentative map with certain Conditions of Approval for the proposed Sandoval Minor Subdivision (MS 23-977) project (the "Project"). The Project, located at 115 Malicoat Avenue, currently consists of APN 033-052-003-2, contains one existing residence, and is anticipated to be comprised of three single family residential lots after the proposed lot split. The existing residence will remain on one of the resulting parcels, and no new construction is proposed at this time.

The Conditions of Approval for the Project require the property owner to mitigate their project's financial impact on the City's parks, streetlighting, landscape and stormwater service budgets. On January 12, 2016, the Oakley City Council formed City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (CFD No. 2015-2). CFD No. 2015-2 authorizes the annual levy of a special tax on parcels located within CFD No. 2015-2 to mitigate their financial impact to the City's parks, streetlighting, landscape and stormwater service budgets. The property owner for the Project has requested the City assist them with the annexation of their development into CFD No. 2015-2 to satisfy their conditions of approval.

Prior to the February 24th City Council meeting, the property owner for the Project executed the attached Unanimous Approval Form. This form constitutes unanimous approval and a unanimous vote by the property owner in favor of annexing their property to CFD No. 2015-2 including the subsequent annual levy of special taxes to mitigate their project's financial impact on the City's parks, streetlighting, landscape and stormwater service budgets.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Park and Open Space and Finance and Fiscal Responsibility section goals.

Fiscal Impact

There will be no financial impact to the City's General Fund. The applicant has funded all costs associated with the annexation of their project to CFD No. 2015-2. The Fiscal



Year 2025/26 maximum special tax rates for developed and undeveloped single-family parcels are as follows:

FY 2025-26 Maximum Special Tax Rates for Developed and Undeveloped Single Family Parcels		
Special Tax Component	Developed Special Tax Rates Per Parcel	Undeveloped Special Tax Rates Per Acre
Regional Park Maintenance Tax	\$175.22	\$525.67
Community Parks Maintenance Tax	\$386.95	\$1,160.85
Streetlighting Maintenance Tax	\$76.40	\$229.19
Neighborhood Parks & Landscaping Maintenance Tax	\$0	\$0
Stormwater Maintenance Tax	\$0	\$0
Total:	\$638.57	\$1,915.71

The Project is anticipated to consist of three (3) single family parcels, one developed and two undeveloped. The undeveloped parcels will comprise 0.350 acres. Therefore, successful annexation of the Project into CFD 2015-2 could provide up to \$1,309 (in Fiscal Year 2025/26 dollars) in revenue annually after the proposed lot split. The taxes will be collected on the property tax rolls commencing in Fiscal Year 2026/27.

Staff Recommendation

The conditions of approval for the Project require the property owner to mitigate their project's financial impact on the City's parks, streetlighting, landscape and stormwater service budgets. Staff recommend that the City Council:

1. Adopt a Resolution Approving the Annexation (Annexation No. 49) of Property Located at 115 Malicoat Avenue (APN 033-052-003-2) in the Future Annexation Area of the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

Attachments

1. Unanimous Approval of Annexation to a Community Facilities District and Related Matters - City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)
 1. Exhibit A – Description of Services
 2. Exhibit B – Cost Estimate
 3. Exhibit C – Supplement to the Rate and Method of Apportionment of Special Tax – Tax Zone No. 9
2. Resolution Approving the Annexation (Annexation No. 49) of Property Located at 115 Malicoat Avenue (APN 033-052-003-2) in the Future Annexation Area of the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)



3. Map – Annexation No. 49 to City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)
4. Amendment No. 49 to Notice of Special Tax Lien – City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)



**UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters**

**CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)**

Annexation No. 49 – Tax Zone No. 9

February 24, 2026

To the Honorable City Council,
City of Oakley
3231 Main Street
Oakley, CA 94561

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)" (the "CFD"), and it states as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in Exhibit A hereto and made a part hereof.

3. Approval of Special Tax and the Services. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services. The Special Taxes will be levied according to the "Supplement to the Rate and Method of Apportionment of Special Tax – Tax Zone No. 9" attached hereto as Exhibit C and

made a part hereof (the "Rate and Method"). The cost estimate for the Services is attached hereto as Exhibit B.

4. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

5. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of Contra Costa, State of California on January 19, 2016, as Document No. 20160009045. The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the office of the County Recorder of the County of Contra Costa an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

6. Authority Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property.

7. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

8. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

9. The Property. The Property is identified as follows:

Assessor's Parcel No: 033-052-003-2

Acres: 0.53

By executing this Unanimous Approval, the Property Owner agrees to all the above.

Annexation No. 49 - Tax Zone No. 9

Property Owner

By:  _____

Name: SANDOVAL FRANCISCA

Title: Owner

Notice Address: 304 FALL C.R
Oakland, CA 94561

EXHIBIT A

CITY OF OAKLEY Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

DESCRIPTION OF SERVICES

The captioned Community Facilities District will finance, in whole or in part, the following services ("services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982), including all related administrative costs, expenses and related reserves for replacement of vehicles, equipment and facilities:

Regional Parks

Maintenance, including servicing, repair, replacement and removal of regional parks (includes park amenities such as buildings, sports fields, sports courts, playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Community Parks

Maintenance, including servicing, repair, replacement and removal of community parks (includes park amenities such as buildings, sports fields, sports courts, playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Streetlighting

Maintenance, including servicing, repair, replacement and removal of streetlights (includes poles, fixtures, bulbs, conduits, equipment, including guys, anchors, posts, pedestals and metering devices, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric and other utility costs.

Neighborhood Parks & Landscaping

Maintenance, including servicing, repair, replacement and removal of neighborhood parks (includes park amenities such as playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Maintenance, including servicing, repair, replacement and removal of parkways, landscape setbacks, landscaped roadway medians, open space, environmental preserves (including performance and management of environmental mitigation monitoring and annual reporting), publicly-owned masonry walls, fences, monuments and features, trails, bike paths, etc., both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

Stormwater

Maintenance, including servicing, repair, replacement and removal of bio-retention facilities and drainage facilities (includes field inspections, record keeping, cost of permits and regulatory fees, environmental mitigation monitoring, annual reporting, vegetation management, removal of silt, sediment, trash and debris from the drainage areas, bio-retention basins and City catch basins, etc.), both (i) in the CFD and (ii) outside the CFD but within the boundaries of the City if the City has concluded that such maintenance would benefit the CFD. Maintenance also includes cleaning and removal of graffiti, and associated electric, water and other utility costs.

In addition, the following costs will also be financed by the special taxes levied within the CFD and be allocated to each improvement described above based upon their pro-rata share of needed administrative costs, operating reserves and capital reserves, and actual or estimated delinquencies.

1. Administrative Expenses including the costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the CFD, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred in the administration of the CFD by the City;
2. Any amounts needed for operating reserves and capital reserves; and
3. Any amounts needed to cure actual or estimated delinquencies in special taxes for the current or previous fiscal years.

EXHIBIT B

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

Cost Estimate
(Fiscal Year 2025-26 Dollars)

Special Tax Component	FY 2025-26 Special Tax Requirement
Regional Park Maintenance Tax	\$359
Community Parks Maintenance Tax	\$793
Streetlighting Maintenance Tax	\$157
Neighborhood Parks & Landscaping Maintenance Tax	\$0
Stormwater Maintenance Tax	<u>\$0</u>
Total:	\$1,309

EXHIBIT C

CITY OF OAKLEY Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

SUPPLEMENT TO THE RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX – TAX ZONE NO. 9

Special Taxes in the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (the “CFD” or “CFD No. 2015-2”) shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Taxable Property, as described below. All the property in CFD No. 2015-2, unless exempted by law or by the provisions of Section E herein, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2015-2, unless a separate Rate and Method of Apportionment of Special Tax is adopted for such annexation area.

Property annexed to City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) pursuant to Annexation No. 49 will be annexed to Tax Zone No. 9 per the Supplement to the Rate and Method of Apportionment of Special Tax shown below.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“**Accessory Unit**” means a second residential unit of reduced size (e.g., granny cottage, etc.) that shares a Parcel with a Residential Unit.

“**Acre**” or “**Acreage**” means the land area of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

“**Administrative Expenses**” means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2015-2: the costs of computing the Special Tax and preparing the annual Special Tax collection schedules (whether by the City or any designee thereof or both); the costs of collecting the Special Taxes; the costs to the City, CFD No. 2015-2, or any designee thereof of complying with

disclosure requirements associated with the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries, protests, or appeals regarding the Special Taxes; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2015-2 for any other administrative purposes of CFD No. 2015-2, including attorney's fees, costs associated with annexations to CFD No. 2015-2, and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means an official of the City, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" or **"APN"** means a unique number assigned to an Assessor's Parcel by the County Assessor for purposes of identifying a property.

"Authorized Services" means the public services authorized to be funded by CFD No. 2015-2 as set forth in the documents adopted by the Council when CFD No. 2015-2 was formed.

"Building Permit" means a building permit issued by the City and having a building structure improvement valuation over \$50,000. Building Permits for the construction of ancillary structures such as fences, swimming pools, retaining walls, etc. are excluded.

"CFD" or "CFD No. 2015-2" means the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services).

"City" means the City of Oakley.

"City Landscape Maintenance Standards" means the then applicable landscape maintenance standards or then applicable level of service for then applicable landscape maintenance contracts executed by the City that are in effect and relate to similar landscaping improvements.

"City Manager" means the City Manager of the City of Oakley.

"Commercial Unit" means an individual building structure for commercial uses as defined per the County Assessor (e.g., grocery stores, shopping centers, motel, hotel, service stations, and offices).

“Condominium Parcel” means a Parcel designated by the County Assessor as having a condominium, townhome, cluster home and co-op land use.

“Council” means the City Council of the City of Oakley, acting as the legislative body for CFD No. 2015-2.

“County” means the County of Contra Costa.

“County Assessor” means the Contra Costa County Assessor.

“County Land Use Code” means the land use code assigned to an Assessor’s Parcel as indicated in the records of the County Assessor.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was issued by the City for construction of a residential structure or a non-residential structure on or prior to June 30 of the preceding Fiscal Year. In the absence of a Building Permit, any Parcel of Taxable Property shall be classified as “Developed Property” if it has been occupied by a user as determined by the Administrator on or prior to June 30 of the preceding Fiscal Year.

“Final Map” or “Parcel Map” means a final map approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410, *et seq.*) that creates individual lots on which a Building Permit can be issued for construction of Residential Units without further subdivision of the lots.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Industrial” means an individual building structure for industrial uses as defined per the County Assessor (e.g., research and development, mini-warehouse, etc.).

“Institutional” means an individual building structure for institutional uses as defined per the County Assessor (e.g., churches, hospitals, assisted living, schools, etc.).

“Land Use Classification” means the current or intended use of a Taxable Parcel as determined by the Taxable Parcel’s County Land Use Code.

“Maximum Special Tax” means, for each Special Tax Component, the maximum Special Tax, determined in accordance with Section C herein, which can be levied in any Fiscal Year.

“Mixed Use Parcel” means a Parcel designated by the County Assessor as having a multiple land uses such as residential land uses and commercial land uses, or multi-family land uses and commercial land uses.

“Multi-Family Parcel” means a Parcel designated by the County Assessor as having a multi-family residential land uses which includes duplexes, triplexes, fourplexes and apartments.

“Non-Residential Parcel” means for each Fiscal Year, all Assessor Parcels designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional. If it is determined by the Administrator that the County Assessor has assigned an incorrect County Land Use Code or the assigned County Land Use Code does not correctly describe the intended or current use of the Taxable Parcel, the Administrator may assign a Land Use Classification to the Taxable Parcel described in Section C below.

“Non-Residential Parcel – In Compliance” this definition only applies for the purpose of calculating the annual neighborhood landscape maintenance tax component and means for each Fiscal Year, an Assessor Parcel designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional for which the Property Owner of the Commercial, Industrial, or Institutional Parcel has notified the City in writing by the preceding February 1st that it wishes to maintain its parcel’s frontage landscaping during the immediate following fiscal year and the City Manager or his/her designee has determined that the Property Owner has maintained its Parcel’s frontage landscaping in previous Fiscal Years to City Landscape Maintenance Standards. In addition, in order for any Commercial, Industrial, or Institutional Parcel to be defined as a Non-Residential Parcel – In Compliance, all Non-Residential Parcels within a Tax Zone of CFD No. 2015-2 must also be defined as Non-Residential Parcel – In Compliance.

“Non-Residential Parcel – Out of Compliance” this definition only applies for the purpose of calculating the annual neighborhood landscape maintenance tax component and means for each Fiscal Year, an Assessor Parcel designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional for which the Property Owner of the Non-Residential Parcel has not notified the City in writing by the preceding February 1st that it wishes to maintain its parcel’s frontage landscaping during the immediate following fiscal year and the City Manager or his/her designee has determined that the Property Owner has not maintained its Parcel’s frontage landscaping in previous Fiscal Years to City Landscape Maintenance Standards. In addition, if any Non-Residential Parcel is defined as a Non-Residential Parcel – Out of Compliance, then all Non-Residential Parcels within a Tax Zone CFD No. 2015-2 will also be defined as Non-Residential Parcel – Out of Compliance.

“Property Owner” means the Property Owner of record per current County Assessor records unless more current information is available such as recorded deed of sale, etc.

“Proportionately” means, for Developed Property, that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property.

For Undeveloped Property, "Proportionately" means that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means, for each Fiscal Year: (i) any property within the boundaries of CFD No. 2015-2 that is owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2015-2 that is encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Residential Unit" means an individual building structure for residential or multi-family residential uses as defined per the County Assessor. An Accessory Unit that shares a Parcel with a Residential Unit shall not be considered a separate Residential Unit for purposes of this RMA.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Single-Family Parcel" means a Parcel designated by the County Assessor as having a single-family residential land use. If it is determined by the Administrator that the County Assessor has assigned an incorrect County Land Use Code or the assigned County Land Use Code does not correctly describe the intended or current use of the Taxable Parcel, the Administrator may assign a Land Use Classification to the Taxable Parcel described in Section C below.

"Special Tax" means any tax levied within CFD No. 2015-2 to pay the Special Tax Requirement, and includes each Special Tax Component.

"Special Tax Component" means one of the following components of the Special Tax: Community Park Maintenance Tax, Streetlighting Maintenance Tax, Neighborhood Parks and Landscape Maintenance Tax, or Stormwater Maintenance Tax.

"Special Tax Requirement" means, for each Special Tax Component, the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services related to the Special Tax Component; (ii) Administrative Expenses attributable to the Special Tax Component; and (iii) amounts needed to cover any delinquencies in the payment of the Special Tax Component which occurred in the previous Fiscal Year or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the Special Tax will be collected.

“Taxable Property” or “Taxable Parcels” means all Assessors’ Parcels within the boundaries of CFD No. 2015-2 that are not exempt from the Special Tax pursuant to law or Section E herein.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. All the property within CFD No. 2015-2 at the time of CFD Formation is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to CFD No. 2015-2, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone established when such Parcels are annexed to CFD No. 2015-2 shall be identified by Assessor’s Parcel Number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into CFD No. 2015-2 that constitutes the property owner’s approval and unanimous vote in favor of annexing into CFD No. 2015-2, the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2015-2 that are not classified as Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel Numbers for all Parcels of Taxable Property within CFD No. 2015-2. The Administrator shall also determine: (i) whether each Assessor’s Parcel of Taxable Property is Developed Property or Undeveloped Property, and (ii) the Special Tax Requirement for each Special Tax Component for the then-current Fiscal Year. Each Special Tax Component shall be levied only to pay for the related Special Tax Requirement.

In any Fiscal Year, if it is determined that (i) a Final Map or Parcel Map for a portion of property in CFD No. 2015-2 was recorded after the last date upon which the County Assessor will incorporate the newly-created Parcels into the then current tax roll, (ii) because of the date the Final Map or Parcel Map was recorded, the County Assessor does not yet recognize the new Parcels that will be created by the Final Map or Parcel Map, and (iii) one or more of the newly-created Parcels would meet the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the Final Map or Parcel Map by determining the Special Tax that applies separately to each new Parcel that will be created by that Final Map or Parcel Map, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the Final Map or Parcel Map.

C. MAXIMUM SPECIAL TAXES

1. **Developed Property** - The Fiscal Year 2017-18 Maximum Special Tax for each Special Tax Component for all Parcels of Developed Property shall be as shown in Table 1 below:

Table 1: Developed Property		
Special Tax Component	Land Use Classification	FY 2017-18 Maximum Tax
Regional Park Maintenance Tax	Single-Family Parcel	\$131.71 per Parcel
Regional Park Maintenance Tax	Condominium Parcel	\$98.78 per Parcel
Regional Park Maintenance Tax	Multi-Family Parcel	\$65.85 per Unit
Regional Park Maintenance Tax	Non-Residential Parcel	\$395.12 per Acre
Community Parks Maintenance Tax	Single-Family Parcel	\$290.85 per Parcel
Community Parks Maintenance Tax	Condominium Parcel	\$218.13 per Parcel
Community Parks Maintenance Tax	Multi-Family Parcel	\$145.43 per Unit
Community Parks Maintenance Tax	Non-Residential Parcel	\$872.55 per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	\$57.42 per Parcel
Street Lighting Maintenance Tax	Condominium Parcel	\$43.07 per Parcel
Street Lighting Maintenance Tax	Multi-Family Parcel	\$28.72 per Unit
Street Lighting Maintenance Tax	Non-Residential Parcel	\$172.27 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Single-Family Parcel	\$0.00 per Parcel
Neighborhood Parks and Landscaping Maintenance Tax	Condominium Parcel	\$0.00 per Parcel
Neighborhood Parks and Landscaping Maintenance Tax	Multi-Family Parcel	\$0.00 per Unit
Neighborhood Parks and Landscaping Maintenance Tax	Non-Residential Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Single-Family Parcel	\$0.00 per Parcel
Stormwater Maintenance Tax	Condominium Parcel	\$0.00 per Parcel
Stormwater Maintenance Tax	Multi-Family Parcel	\$0.00 per Unit
Stormwater Maintenance Tax	Non-Residential Parcel	\$0.00 per Acre

Mixed Use Parcels will have their Maximum Tax calculated each Fiscal Year based upon their combined uses on the Parcel. For example, if a one-acre parcel has commercial on the ground floor and 50 condominiums on the second floor the property owner will be charged the Non-Residential Parcel rate for one acre and the Condominium Parcel Rate for the 50 condominiums.

2. Undeveloped Property - The Fiscal Year 2017-18 Maximum Special Tax for each Special Tax Component for all Parcels of Undeveloped Property shall be as shown in Table 2 below:

Table 2: Undeveloped Property		
Special Tax Component	Land Use Classification	FY 2017-18 Maximum Tax
Regional Park Maintenance Tax	Single-Family Parcel	\$395.12 per Acre
Regional Park Maintenance Tax	Condominium Parcel	\$296.34 per Acre
Regional Park Maintenance Tax	Multi-Family Parcel	\$197.56 per Acre
Regional Park Maintenance Tax	Non-Residential Parcel	\$197.56 per Acre
Community Parks Maintenance Tax	Single-Family Parcel	\$872.55 per Acre
Community Parks Maintenance Tax	Condominium Parcel	\$654.41 per Acre
Community Parks Maintenance Tax	Multi-Family Parcel	\$436.28 per Acre
Community Parks Maintenance Tax	Non-Residential Parcel	\$436.28 per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	\$172.27 per Acre
Street Lighting Maintenance Tax	Condominium Parcel	\$129.20 per Acre
Street Lighting Maintenance Tax	Multi-Family Parcel	\$86.14 per Acre
Street Lighting Maintenance Tax	Non-Residential Parcel	\$86.14 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Single-Family Parcel	\$0.00 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Condominium Parcel	\$0.00 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Multi-Family Parcel	\$0.00 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Non-Residential Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Single-Family Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Condominium Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Multi-Family Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Non-Residential Parcel	\$0.00 per Acre

3. Escalation of Maximum Special Tax

On July 1, 2018, and each July 1 thereafter, the Maximum Special Tax for each Special Tax Component for the current Fiscal Year for Developed Property and Undeveloped Property shall be increased from the Maximum Special Tax for the respective Special Tax Component for the previous Fiscal Year by Consumer Price Index – All Urban Consumers (San Francisco-Oakland-San Jose, CA) (from February) with a minimum annual increase of three (3.00%) percent and a maximum annual increase of five (5.00%) percent for any given year.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for each Special Tax Component for that Fiscal Year and levy each Special Tax Component on all Parcels of Taxable Property as follows:

Step 1: Each Special Tax Component shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Special Tax Requirement for such Special Tax Component;

Step 2: If additional revenue is needed after Step 1, each Special Tax Component shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel of Undeveloped Property for such Fiscal Year until the amount levied, when combined with the amount of the Special Tax Component levied pursuant to Step 1, is equal to the Special Tax Requirement for such Special Tax Component.

The Special Tax for CFD No. 2015-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 2015-2, and the Special Tax shall be subject to foreclosure if delinquent regardless of the manner in which it was collected.

E. EXEMPTIONS

No Special Tax shall be levied on Parcels of Public Property or any privately owned Parcels that are non-developable, such as common areas, wetlands, and open space, parks, etc. except as otherwise provided in this RMA and in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City through a resolution of the Council for purposes of clarifying any vagueness or ambiguity in this RMA.

G. TERM OF THE SPECIAL TAX

The Special Tax shall be levied in perpetuity as necessary to pay the Special Tax Requirement.

H. REPEAL OF THE SPECIAL TAX

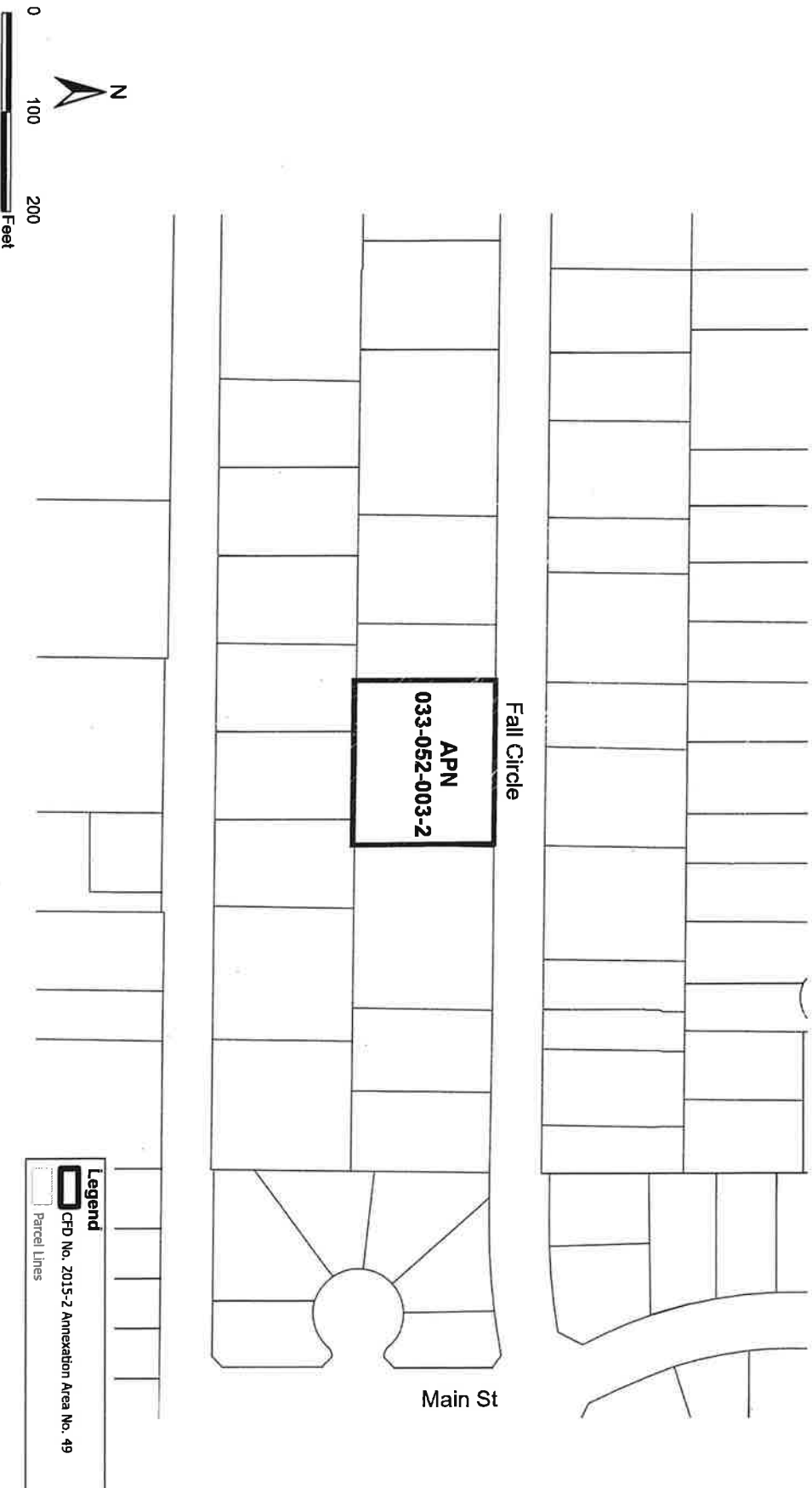
CFD No. 2015-2 was established to levy the Special Tax to finance the Authorized Services as a condition of the entitlement to develop the Developed Property in CFD No. 2015-2. If the levy of the Special Tax is repealed by initiative or any other action participated in by the owners of Parcels in CFD No. 2015-2, the City shall cease to levy the Special Tax and shall cease to be obligated to provide the Authorized Services for which the Special Tax was levied.

I. SEVERABILITY

The invalidity or unenforceability of any provisions of this Rate and Method of Apportionment of Special Tax shall not affect the validity or enforceability of any other provision of this Rate and Method of Apportionment of Special Tax, which shall remain in full force and effect.

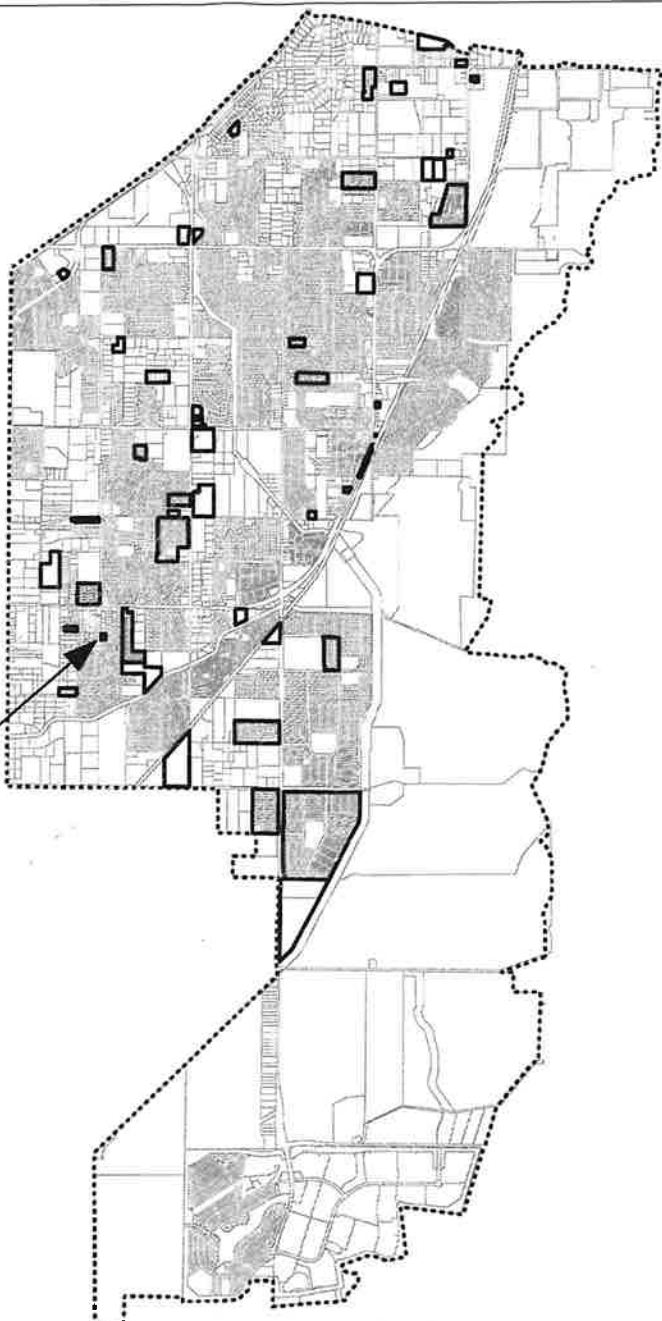
ANNEXATION MAP NO. 49 TO
CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT NO. 2015-2
(PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER)

CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA
Annexation No. 49 - Tax Zone No. 9
(Sandoval Minor Subdivision MS 23-977)



ANNEXATION MAP NO. 49 TO
CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT NO. 2015-2
(PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER)
CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA

SHEET 1 OF 2

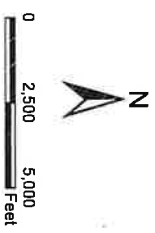


Legend

CFD No. 2015-2 Boundary

Oakley City Limits/CFD No. 2015-2 Future Annexation Area

Parcel Lines



I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING ANNEXATION NO. 49 TO CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT NO. 2015-2 (PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER), CITY OF OAKLEY, CONTRA COSTA COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLEY AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2026, BY ITS RESOLUTION NO. _____

KIM SNODGRASS, CITY CLERK
CITY OF OAKLEY
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

FILED THIS _____ DAY OF _____, 2026, AT THE HOUR OF _____ M IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ DOCUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

COUNTY RECORDER
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

NOTE: THIS ANNEXATION MAP ANNEXES TERRITORY TO CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT NO. 2015-2 (PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER), CITY OF OAKLEY, CONTRA COSTA COUNTY, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, ON THE 9TH DAY OF NOVEMBER, 2015 IN BOOK 85 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 20.

ASSESSOR PARCELS WITHIN BOUNDARY FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS. REFERENCE IS MADE TO ASSESSOR'S PARCEL NO. 033-052-003-2.

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING THE ANNEXATION (ANNEXATION NO. 49) OF PROPERTY LOCATED AT 115 MALICOAT AVENUE (APN 033-052-003-2) IN THE FUTURE ANNEXATION AREA OF CITY OF OAKLEY Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

RESOLVED by the City Council (the "Council") of the City of Oakley (the "City"), County of Contra Costa, State of California, that:

WHEREAS, this Council has adopted a resolution entitled "Resolution of Formation of Community Facilities District" (the "Resolution of Formation"), ordering the formation of the (i) the "City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)" (the "CFD") and (ii) the "City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (Future Annexation Area)," authorizing the levy of a special tax on property within the CFD, and preliminarily establishing an appropriations limit for the CFD, all pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act").

WHEREAS, under the Resolution of Formation and a resolution calling special election heretofore adopted by this Council, the propositions of the levy of the special tax and the establishment of the appropriations limit were submitted to the qualified electors of the CFD as required by the Act.

WHEREAS, on January 12, 2016, a special election was held among the landowner voters within the CFD, wherein such propositions were approved by the two-thirds vote required by the Act, as confirmed by resolution of this Council.

WHEREAS, on January 19, 2016, a notice of special tax lien (the "Notice of Special Tax Lien") was recorded with the Contra Costa County Recorder's office, thereby giving notice that the lien to secure payment of the Special Tax was imposed on the land in the CFD.

WHEREAS, the owner (the "Property Owner") of Assessor's Parcel Number 033-052-003-2 located within the Future Annexation Area (the "Property") has agreed to mitigate certain impacts of the proposed development of the Property by paying for certain services financed by the CFD.

WHEREAS, pursuant to the Act, the Property Owner has executed a Unanimous Approval constituting a unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD and the levy of the Special Tax.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, as follows:

- 1. Recitals.** The foregoing recitals are all true and correct.
- 2. Approval of Annexation.** The City Council hereby determines that Assessor's Parcel Number 033-052-003-2 is annexed into Tax Zone No. 9 of the CFD.
- 3. Amendment to Notice of Special Tax Lien.** The City Council hereby directs the Clerk of the City Council to record an Amendment to Notice of Special Tax Lien, evidencing that Assessor's Parcel Number 033-052-003-2 is added to the CFD.
- 4. Boundaries Described.** The revised boundaries of the CFD including Assessor's Parcel Number 033-052-003-2 are described in an amended boundary map, which this City Council hereby directs the City Clerk to record with the Contra Costa County Recorder's office.
- 5. General Authority; Ratification of Previous Actions.** The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate the transactions described herein or to otherwise effectuate the purposes of this resolution. Any actions previously taken by such officers that are consistent with the purposes of this resolution are hereby ratified and confirmed.
- 6. Effective Date.** This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Oakley this 24th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Hugh Henderson, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

ANNEXATION MAP NO. 49 TO
CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT NO. 2015-2
(PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER)

CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OAKLEY THIS
____ DAY OF _____, 2026.

KIM SNODGRASS, CITY CLERK
CITY OF OAKLEY
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING ANNEXATION
NO. 49 TO CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT NO. 2015-2
(PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER),
CITY OF OAKLEY, CONTRA COSTA COUNTY, STATE OF CALIFORNIA,
WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLEY, AT A
REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF
_____, 2026, BY ITS RESOLUTION NO. _____.

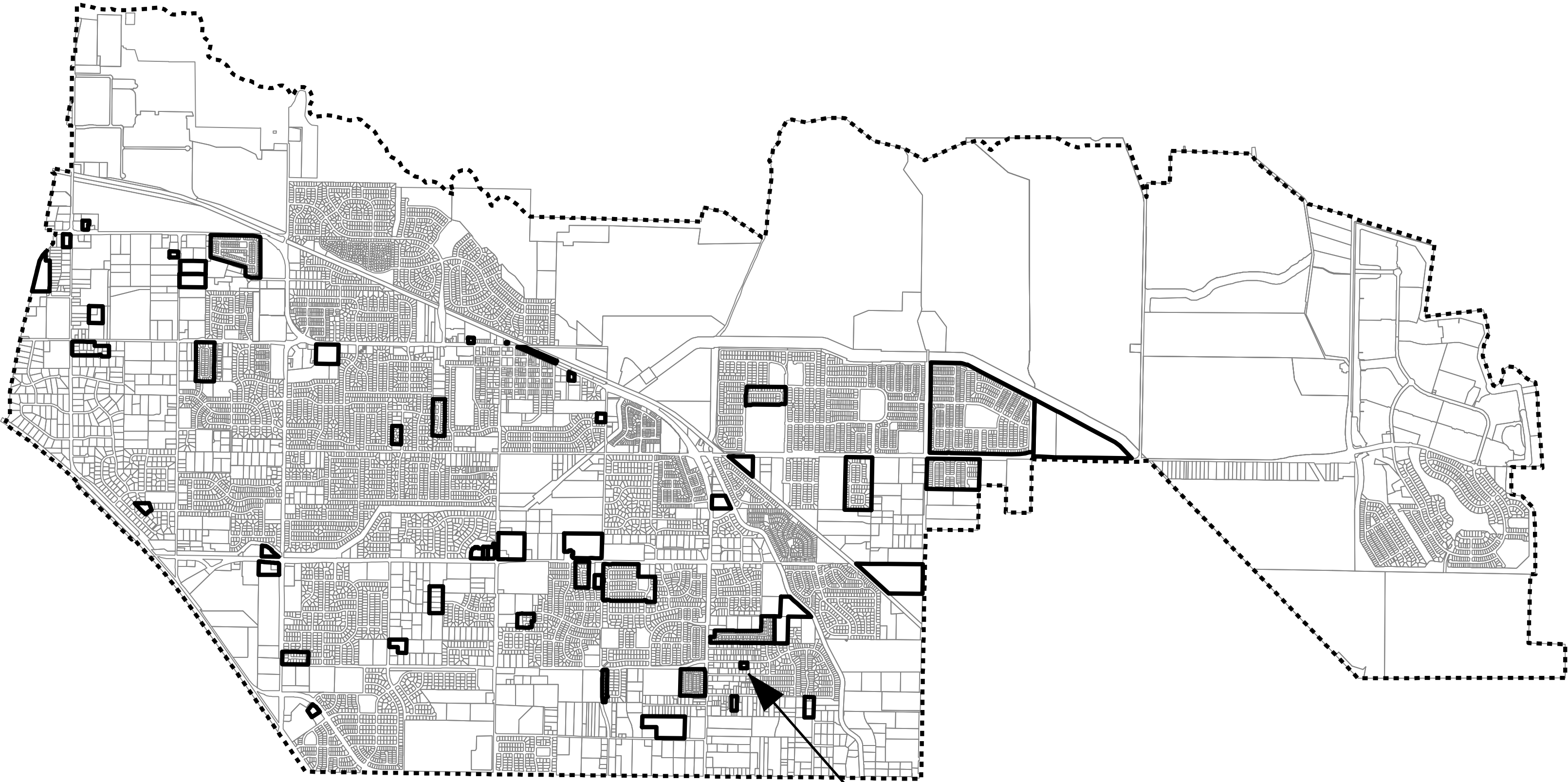
KIM SNODGRASS, CITY CLERK
CITY OF OAKLEY
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

FILED THIS ____ DAY OF _____, 2026, AT THE HOUR
OF ____ M IN BOOK ____ OF MAPS OF ASSESSMENT
AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, DOCUMENT
NO. _____ IN THE OFFICE OF THE COUNTY RECORDER
IN CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

COUNTY RECORDER
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

NOTE: THIS ANNEXATION MAP ANNEXES TERRITORY TO CITY OF OAKLEY
COMMUNITY FACILITIES DISTRICT NO. 2015-2 (PARKS,
STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER),
CITY OF OAKLEY, CONTRA COSTA COUNTY, STATE OF CALIFORNIA,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA
COSTA COUNTY, STATE OF CALIFORNIA, ON THE 9TH DAY OF
NOVEMBER, 2015 IN BOOK 85 OF MAPS OF ASSESSMENT AND
COMMUNITY FACILITIES DISTRICT AT PAGE 20.

ASSESSOR PARCELS WITHIN BOUNDARY: FOR PARTICULARS OF
LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO
ASSESSOR'S PARCEL NO. 033-052-003-2.



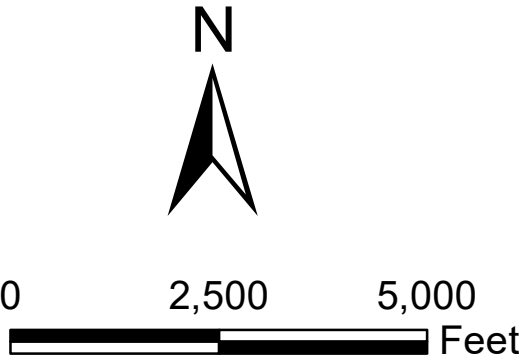
ANNEXATION NO. 49 - TAX ZONE NO. 9
SEE SHEET 2

Legend

CFD No. 2015-2 Boundary

Oakley City Limits/CFD No. 2015-2 Future Annexation Area

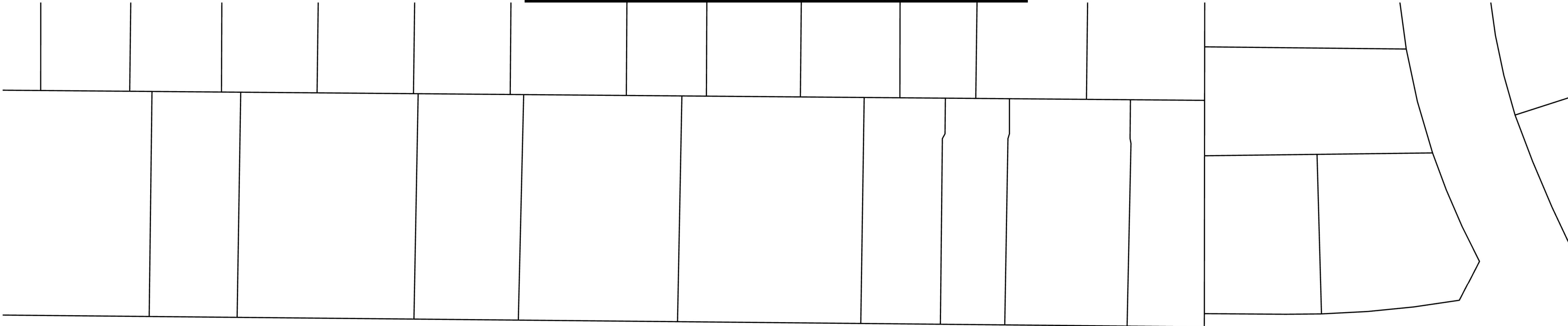
Parcel Lines



ANNEXATION MAP NO. 49 TO
CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT NO. 2015-2
(PARKS, STREETLIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER)

CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA

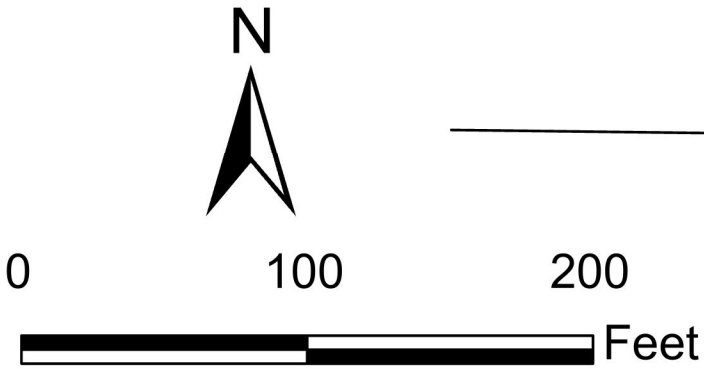
Annexation No. 49 - Tax Zone No. 9
(Sandoval Minor Subdivision (MS 23-977))



Malicoat Avenue



Dobson St



Legend

 CFD No. 2015-2 Annexation Area No. 49

 Parcel Lines

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

City Clerk
City of Oakley
City Hall
3231 Main Street
Oakley, California 94561

**AMENDMENT NO. 49 TO
NOTICE OF SPECIAL TAX LIEN**

**CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)**

**Annexation No. 49 - Tax Zone No. 9
(Sandoval Minor Subdivision (MS 23-977))**

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, et seq., of the California Government Code (the "Act"), the undersigned City Clerk of the City of Oakley (the "City"), County of Contra Costa, State of California, hereby gives notice that a lien to secure payment of a special tax, which the City is authorized to levy, is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying for certain municipal services set forth in that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Contra Costa, State of California on January 19, 2016, as Document No. 20160009045, to which reference is hereby made and the provisions of which are hereby incorporated by this reference.

This Amendment No. 49 to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory of the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (the "CFD"). The territory included in the existing CFD is set forth in the map of the CFD heretofore recorded as Document No. 15-234174 in the Office of the County Recorder of the County of Contra Costa, State of California on November 9, 2015, in Book 85 at Page 20 of Maps of Assessment and Community Facilities Districts, to which reference is hereby made. The territory to be added is set forth in that certain "Annexation Map No. 49 to Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services), County of Contra Costa, State of California," heretofore recorded at _____ on _____, 2026, in Book _____ at Page _____ of Maps of Assessment and Community Facilities Districts in the office of the County Recorder of the County of Contra Costa, State of California.

The rate, method of apportionment, and manner of collection of the authorized special tax, as supplemented with respect to the annexation of the territory described herein to the CFD, is set forth in Exhibit B hereto and hereby made a part hereof. The lien of the special tax is a continuing lien which shall secure the annual levy of the special tax and which shall continue in force and effect until the special tax obligation is permanently satisfied and canceled in

accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Government Code Section 53330.5.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the territory to be added to the CFD in accordance with Section 3115.5 of the Streets and Highways Code.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 49 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the City are as set forth in Exhibit A hereto and hereby made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Finance Director of the City of Oakley, City Hall, 3231 Main Street, Oakley, California 94561, telephone number (925) 625-7000.

Dated: As of _____, 2026

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

EXHIBIT	<u>Assessor's Parcel No.</u>	<u>Name(s) of Property Owner(s)</u>	A
CITY OF	033-052-003-2	SANDOVAL FRANCISCA	

OAKLEY
Community Facilities District No. 2015-2
(Parks, Streetlight, Landscape and Stormwater Services)

Annexation No. 49 – Tax Zone No. 9

**PARCEL DESCRIPTION AND OWNER OF LAND WITHIN
ANNEXATION NO. 49 – TAX ZONE NO. 9**

EXHIBIT B

CITY OF OAKLEY Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

SUPPLEMENT TO THE RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX – TAX ZONE NO. 9

Special Taxes in the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) (the “CFD” or “CFD No. 2015-2”) shall be levied and collected according to the tax liability determined by the Administrator through the application of the appropriate amount or rate for Taxable Property, as described below. All the property in CFD No. 2015-2, unless exempted by law or by the provisions of Section E herein, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2015-2, unless a separate Rate and Method of Apportionment of Special Tax is adopted for such annexation area.

Property annexed to City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services) pursuant to Annexation No. 49 will be annexed to Tax Zone No. 9 per the Supplement to the Rate and Method of Apportionment of Special Tax shown below.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Accessory Unit” means a second residential unit of reduced size (e.g., granny cottage, etc.) that shares a Parcel with a Residential Unit.

“Acre” or **“Acreage”** means the land area of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2015-2: the costs of computing the Special Tax and preparing the annual Special Tax collection schedules (whether by the City or any designee thereof or both); the costs of collecting the Special

Taxes; the costs to the City, CFD No. 2015-2, or any designee thereof of complying with disclosure requirements associated with the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries, protests, or appeals regarding the Special Taxes; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2015-2 for any other administrative purposes of CFD No. 2015-2, including attorney's fees, costs associated with annexations to CFD No. 2015-2, and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means an official of the City, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" or **"APN"** means a unique number assigned to an Assessor's Parcel by the County Assessor for purposes of identifying a property.

"Authorized Services" means the public services authorized to be funded by CFD No. 2015-2 as set forth in the documents adopted by the Council when CFD No. 2015-2 was formed.

"Building Permit" means a building permit issued by the City and having a building structure improvement valuation over \$50,000. Building Permits for the construction of ancillary structures such as fences, swimming pools, retaining walls, etc. are excluded.

"CFD" or "CFD No. 2015-2" means the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services).

"City" means the City of Oakley.

"City Landscape Maintenance Standards" means the then applicable landscape maintenance standards or then applicable level of service for then applicable landscape maintenance contracts executed by the City that are in effect and relate to similar landscaping improvements.

"City Manager" means the City Manager of the City of Oakley.

“Commercial Unit” means an individual building structure for commercial uses as defined per the County Assessor (e.g., grocery stores, shopping centers, motel, hotel, service stations, and offices).

“Condominium Parcel” means a Parcel designated by the County Assessor as having a condominium, townhome, cluster home and co-op land use.

“Council” means the City Council of the City of Oakley, acting as the legislative body for CFD No. 2015-2.

“County” means the County of Contra Costa.

“County Assessor” means the Contra Costa County Assessor.

“County Land Use Code” means the land use code assigned to an Assessor’s Parcel as indicated in the records of the County Assessor.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was issued by the City for construction of a residential structure or a non-residential structure on or prior to June 30 of the preceding Fiscal Year. In the absence of a Building Permit, any Parcel of Taxable Property shall be classified as “Developed Property” if it has been occupied by a user as determined by the Administrator on or prior to June 30 of the preceding Fiscal Year.

“Final Map” or “Parcel Map” means a final map approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410, *et seq.*) that creates individual lots on which a Building Permit can be issued for construction of Residential Units without further subdivision of the lots.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Industrial” means an individual building structure for industrial uses as defined per the County Assessor (e.g., research and development, mini-warehouse, etc.).

“Institutional” means an individual building structure for institutional uses as defined per the County Assessor (e.g., churches, hospitals, assisted living, schools, etc.).

“Land Use Classification” means the current or intended use of a Taxable Parcel as determined by the Taxable Parcel’s County Land Use Code.

“Maximum Special Tax” means, for each Special Tax Component, the maximum Special Tax, determined in accordance with Section C herein, which can be levied in any Fiscal Year.

“Mixed Use Parcel” means a Parcel designated by the County Assessor as having a multiple land uses such as residential land uses and commercial land uses, or multi-family land uses and commercial land uses.

“Multi-Family Parcel” means a Parcel designated by the County Assessor as having a multi-family residential land uses which includes duplexes, triplexes, fourplexes and apartments.

“Non-Residential Parcel” means for each Fiscal Year, all Assessor Parcels designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional. If it is determined by the Administrator that the County Assessor has assigned an incorrect County Land Use Code or the assigned County Land Use Code does not correctly describe the intended or current use of the Taxable Parcel, the Administrator may assign a Land Use Classification to the Taxable Parcel described in Section C below.

“Non-Residential Parcel – In Compliance” this definition only applies for the purpose of calculating the annual neighborhood landscape maintenance tax component and means for each Fiscal Year, an Assessor Parcel designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional for which the Property Owner of the Commercial, Industrial, or Institutional Parcel has notified the City in writing by the preceding February 1st that it wishes to maintain its parcel’s frontage landscaping during the immediate following fiscal year and the City Manager or his/her designee has determined that the Property Owner has maintained its Parcel’s frontage landscaping in previous Fiscal Years to City Landscape Maintenance Standards. In addition, in order for any Commercial, Industrial, or Institutional Parcel to be defined as a Non-Residential Parcel – In Compliance, all Non-Residential Parcels within a Tax Zone of CFD No. 2015-2 must also be defined as Non-Residential Parcel – In Compliance.

“Non-Residential Parcel – Out of Compliance” this definition only applies for the purpose of calculating the annual neighborhood landscape maintenance tax component and means for each Fiscal Year, an Assessor Parcel designated by the County Assessor with a County Land Use Code of Commercial, Industrial, or Institutional for which the Property Owner of the Non-Residential Parcel has not notified the City in writing by the preceding February 1st that it wishes to maintain its parcel’s frontage landscaping during the immediate following fiscal year and the City Manager or his/her designee has determined that the Property Owner has not maintained its Parcel’s frontage landscaping in previous Fiscal Years to City Landscape Maintenance Standards. In addition, if any Non-Residential Parcel is defined as a Non-Residential Parcel – Out of Compliance, then all Non-Residential Parcels within a Tax Zone CFD No. 2015-2 will also be defined as Non-Residential Parcel – Out of Compliance.

“Property Owner” means the Property Owner of record per current County Assessor records unless more current information is available such as recorded deed of sale, etc.

“Proportionately” means, for Developed Property, that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property. For Undeveloped Property, “Proportionately” means that the ratio of the actual annual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Undeveloped Property.

“Public Property” means, for each Fiscal Year: (i) any property within the boundaries of CFD No. 2015-2 that is owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2015-2 that is encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

“Residential Unit” means an individual building structure for residential or multi-family residential uses as defined per the County Assessor. An Accessory Unit that shares a Parcel with a Residential Unit shall not be considered a separate Residential Unit for purposes of this RMA.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“Single-Family Parcel” means a Parcel designated by the County Assessor as having a single-family residential land use. If it is determined by the Administrator that the County Assessor has assigned an incorrect County Land Use Code or the assigned County Land Use Code does not correctly describe the intended or current use of the Taxable Parcel, the Administrator may assign a Land Use Classification to the Taxable Parcel described in Section C below.

“Special Tax” means any tax levied within CFD No. 2015-2 to pay the Special Tax Requirement, and includes each Special Tax Component.

“Special Tax Component” means one of the following components of the Special Tax: Community Park Maintenance Tax, Streetlighting Maintenance Tax, Neighborhood Parks and Landscape Maintenance Tax, or Stormwater Maintenance Tax.

“Special Tax Requirement” means, for each Special Tax Component, the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services related to the Special Tax Component; (ii) Administrative Expenses attributable to the Special Tax Component; and (iii) amounts needed to cover any delinquencies in the payment of the Special Tax Component which occurred in the previous Fiscal Year

or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the Special Tax will be collected.

“Taxable Property” or “Taxable Parcels” means all Assessors’ Parcels within the boundaries of CFD No. 2015-2 that are not exempt from the Special Tax pursuant to law or Section E herein.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. All the property within CFD No. 2015-2 at the time of CFD Formation is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to CFD No. 2015-2, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone established when such Parcels are annexed to CFD No. 2015-2 shall be identified by Assessor’s Parcel Number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into CFD No. 2015-2 that constitutes the property owner’s approval and unanimous vote in favor of annexing into CFD No. 2015-2, the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2015-2 that are not classified as Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel Numbers for all Parcels of Taxable Property within CFD No. 2015-2. The Administrator shall also determine: (i) whether each Assessor’s Parcel of Taxable Property is Developed Property or Undeveloped Property, and (ii) the Special Tax Requirement for each Special Tax Component for the then-current Fiscal Year. Each Special Tax Component shall be levied only to pay for the related Special Tax Requirement.

In any Fiscal Year, if it is determined that (i) a Final Map or Parcel Map for a portion of property in CFD No. 2015-2 was recorded after the last date upon which the County Assessor will incorporate the newly-created Parcels into the then current tax roll, (ii) because of the date the Final Map or Parcel Map was recorded, the County Assessor does not yet recognize the new Parcels that will be created by the Final Map or Parcel Map, and (iii) one or more of the newly-created Parcels would meet the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the Final Map or Parcel Map by determining the Special Tax that applies separately to each new Parcel that will be created by that Final Map or Parcel Map, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the Final Map or Parcel Map.

C. MAXIMUM SPECIAL TAXES

1. Developed Property - The Fiscal Year 2017-18 Maximum Special Tax for each Special Tax Component for all Parcels of Developed Property shall be as shown in Table 1 below:

Table 1: Developed Property		
Special Tax Component	Land Use Classification	FY 2017-18 Maximum Tax
Regional Park Maintenance Tax	Single-Family Parcel	\$131.71 per Parcel
Regional Park Maintenance Tax	Condominium Parcel	\$98.78 per Parcel
Regional Park Maintenance Tax	Multi-Family Parcel	\$65.85 per Unit
Regional Park Maintenance Tax	Non-Residential Parcel	\$395.12 per Acre
Community Parks Maintenance Tax	Single-Family Parcel	\$290.85 per Parcel
Community Parks Maintenance Tax	Condominium Parcel	\$218.13 per Parcel
Community Parks Maintenance Tax	Multi-Family Parcel	\$145.43 per Unit
Community Parks Maintenance Tax	Non-Residential Parcel	\$872.55 per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	\$57.42 per Parcel
Street Lighting Maintenance Tax	Condominium Parcel	\$43.07 per Parcel
Street Lighting Maintenance Tax	Multi-Family Parcel	\$28.72 per Unit
Street Lighting Maintenance Tax	Non-Residential Parcel	\$172.27 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Single-Family Parcel	\$0.00 per Parcel
Neighborhood Parks and Landscaping Maintenance Tax	Condominium Parcel	\$0.00 per Parcel
Neighborhood Parks and Landscaping Maintenance Tax	Multi-Family Parcel	\$0.00 per Unit
Neighborhood Parks and Landscaping Maintenance Tax	Non-Residential Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Single-Family Parcel	\$0.00 per Parcel
Stormwater Maintenance Tax	Condominium Parcel	\$0.00 per Parcel
Stormwater Maintenance Tax	Multi-Family Parcel	\$0.00 per Unit
Stormwater Maintenance Tax	Non-Residential Parcel	\$0.00 per Acre

Mixed Use Parcels will have their Maximum Tax calculated each Fiscal Year based upon their combined uses on the Parcel. For example, if a one-acre parcel has commercial on the ground floor and 50 condominiums on the second floor the property owner will be charged the Non-Residential Parcel rate for one acre and the Condominium Parcel Rate for the 50 condominiums.

2. Undeveloped Property - The Fiscal Year 2017-18 Maximum Special Tax for each Special Tax Component for all Parcels of Undeveloped Property shall be as shown in Table 2 below:

Table 2: Undeveloped Property		
Special Tax Component	Land Use Classification	FY 2017-18 Maximum Tax
Regional Park Maintenance Tax	Single-Family Parcel	\$395.12 per Acre
Regional Park Maintenance Tax	Condominium Parcel	\$296.34 per Acre
Regional Park Maintenance Tax	Multi-Family Parcel	\$197.56 per Acre
Regional Park Maintenance Tax	Non-Residential Parcel	\$197.56 per Acre
Community Parks Maintenance Tax	Single-Family Parcel	\$872.55 per Acre
Community Parks Maintenance Tax	Condominium Parcel	\$654.41 per Acre
Community Parks Maintenance Tax	Multi-Family Parcel	\$436.28 per Acre
Community Parks Maintenance Tax	Non-Residential Parcel	\$436.28 per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	\$172.27 per Acre
Street Lighting Maintenance Tax	Condominium Parcel	\$129.20 per Acre
Street Lighting Maintenance Tax	Multi-Family Parcel	\$86.14 per Acre
Street Lighting Maintenance Tax	Non-Residential Parcel	\$86.14 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Single-Family Parcel	\$0.00 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Condominium Parcel	\$0.00 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Multi-Family Parcel	\$0.00 per Acre
Neighborhood Parks and Landscaping Maintenance Tax	Non-Residential Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Single-Family Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Condominium Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Multi-Family Parcel	\$0.00 per Acre
Stormwater Maintenance Tax	Non-Residential Parcel	\$0.00 per Acre

3. Escalation of Maximum Special Tax

On July 1, 2018, and each July 1 thereafter, the Maximum Special Tax for each Special Tax Component for the current Fiscal Year for Developed Property and Undeveloped Property shall be increased from the Maximum Special Tax for the respective Special Tax Component for the previous Fiscal Year by Consumer Price Index – All Urban Consumers (San Francisco-Oakland-San Jose, CA) (from February) with a minimum annual increase of three (3.00%) percent and a maximum annual increase of five (5.00%) percent for any given year.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for each Special Tax Component for that Fiscal Year and levy each Special Tax Component on all Parcels of Taxable Property as follows:

Step 1: Each Special Tax Component shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Special Tax Requirement for such Special Tax Component;

Step 2: If additional revenue is needed after Step 1, each Special Tax Component shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel of Undeveloped Property for such Fiscal Year until the amount levied, when combined with the amount of the Special Tax Component levied pursuant to Step 1, is equal to the Special Tax Requirement for such Special Tax Component.

The Special Tax for CFD No. 2015-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 2015-2, and the Special Tax shall be subject to foreclosure if delinquent regardless of the manner in which it was collected.

E. EXEMPTIONS

No Special Tax shall be levied on Parcels of Public Property or any privately owned Parcels that are non-developable, such as common areas, wetlands, and open space, parks, etc. except as otherwise provided in this RMA and in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City through a resolution of the Council for purposes of clarifying any vagueness or ambiguity in this RMA.

G. TERM OF THE SPECIAL TAX

The Special Tax shall be levied in perpetuity as necessary to pay the Special Tax Requirement.

H. REPEAL OF THE SPECIAL TAX

CFD No. 2015-2 was established to levy the Special Tax to finance the Authorized Services as a condition of the entitlement to develop the Developed Property in CFD No. 2015-2. If the levy of the Special Tax is repealed by initiative or any other action participated in by the owners of Parcels in CFD No. 2015-2, the City shall cease to levy the Special Tax and shall cease to be obligated to provide the Authorized Services for which the Special Tax was levied.

I. SEVERABILITY

The invalidity or unenforceability of any provisions of this Rate and Method of Apportionment of Special Tax shall not affect the validity or enforceability of any other provision of this Rate and Method of Apportionment of Special Tax, which shall remain in full force and effect.

DATE: February 24, 2026
TO: Joshua McMurray, City Manager
FROM: Billilee Saengchalern, Public Works Director/City Engineer
SUBJECT: Adopt a Resolution Accepting the work associated with Capital Improvement Project Number 333A – Fiscal Year 2025/26 Street Repair and Resurfacing Project

Approved and
Forwarded to the
City Council

Background and Analysis

The City's adopted FY 2025/26 Capital Improvement Program (CIP) Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for Oakley residents.

Capital Improvement Project (CIP) No. 333A included street repair and resurfacing improvements within two subdivisions: California Dawn (located off West Cypress Road) and California Jamboree (located off Laurel Road). This project builds upon street resurfacing efforts undertaken in recent years and represents the City's ongoing commitment to maintaining a safe and reliable public street network.

The City uses this annual project to perform rehabilitative and preventative maintenance on public streets through a combination of dig-outs, crack sealing, slurry sealing, pavement overlays, and removal and replacement of failed asphalt surfaces. Upon completion of paving activities, new striping and pavement markings were installed to restore traffic safety and visibility. Collectively, these improvements enhance the quality of the City's Street infrastructure and contribute to a better quality of life for Oakley residents.

Following the completion of the project design and public bidding process, the City received eight (8) bids on September 11, 2025. Consolidated Engineering Inc. submitted the lowest responsive and responsible bid in the amount of \$1,058,460.00. Construction activities were completed in December of 2025. Punchlist items have been completed as of January 23, 2026.

City staff have inspected the completed work and determined that the project has been constructed in substantial conformance with the contract documents and is complete.

Consistency with the Oakley Strategic Plan 27+

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



Fiscal Impact

The construction contract with Consolidated Engineering Inc. was completed for an amount of \$973,754.29 and paid for out of fund 235 – Street Maintenance and Rehab, which is under the awarded budget amount of \$1,058,460.00. The reduction in the final contract amount is attributable to unused allowance items and lower than designed asphalt quantities that were not required during construction and were therefore credited back to the City. The remaining funds will be allocated to CIP 333B, which is scheduled for construction in the summer of 2026.

Pursuant to the construction contract, five percent (5%) of the total contract amount was withheld as retention to ensure satisfactory completion of the work. Approval of this item will authorize the release of the retention funds to the contractor. The retention amount was previously budgeted as part of the project, and therefore no additional fiscal impact is associated with this action.

Staff Recommendation

Staff recommends that the City Council adopt the resolution accepting Capital Improvement Project No. 333A – FY 2025/26 Street Repair and Resurfacing Project as complete, as constructed by Consolidated Engineering Inc. and authorizing the City Clerk to file a Notice of Completion for the project with the Contra Costa County Recorder.

Attachments

- 1) Resolution
- 2) Notice of Completion



RESOLUTION NO. __-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING AS COMPLETE THE WORK PERFORMED BY CONSOLIDATED ENGINEERING INC. FOR THE CONSTRUCTION OF CAPITAL IMPROVEMENT PROJECT NUMBER 333A – FISCAL YEAR 2025/26 STREET REPAIR AND RESURFACING PROJECT

WHEREAS, City staff coordinated with Pavement Engineering Inc. who prepared plans, special provisions, and cost estimates related to Capital Improvement Project (CIP) No. 333 A – Fiscal Year 2025/26 Street Repair and Resurfacing Project; and

WHEREAS, on September 23, 2025, the City Council authorized the execution of a construction agreement with Consolidated Engineering Inc. for the construction of CIP No. 333 A – FY 2025/26 Street Repair and Resurfacing Project; and

WHEREAS, Consolidated Engineering Inc. has completed the construction work in substantial conformance with the approved plans and specifications and has satisfied the contractual requirements necessary for the acceptance of CIP No. 333A to be deemed complete.

WHEREAS, the construction contract with Consolidated Engineering Inc. was completed for an amount of \$973,754.29 and paid for out of fund 235 – Street Maintenance and Rehab, which is under the awarded budget of \$1,058,460.00.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that Capital Improvement Project No. 333 A – Fiscal Year 2025/26 Street Repair and Resurfacing Project is hereby accepted as complete and authorizes the release of the 5% retention related to this contract.

BE IT FURTHER RESOLVED AND ORDERED, that the City Clerk is hereby directed to file a Notice of Completion for CIP No. 333A with the Contra Costa County Recorder.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 24th of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Hugh Henderson, 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 333A – Fiscal Year 2025/26 Street Repair and Resurfacing Project

NOTICE IS HEREBY GIVEN THAT:

The CITY OF OAKLEY, a political subdivision of the State of California, did, on September 23, 2025, enter into an agreement with Consolidated Engineering Inc. for the construction of Capital Improvement Project Number 333A – Fiscal Year 2025/26 Street Repair and Resurfacing Project, located within two subdivisions: California Dawn (located off West Cypress Road) and California Jamboree (located off Laurel Road).

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 333A – Fiscal Year 2025/26 Street Repair and Resurfacing Project, including but not limited to street repair, pavement resurfacing, dig-outs, crack sealing, slurry sealing, pavement overlays, asphalt replacement, and installation of striping and pavement markings.

On February 24, 2026, 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 24th day of February 2026 at Oakley, California.

Date: _____

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

DATE: February 24, 2026
TO: Joshua McMurray, City Manager
FROM: Billilee Saengchalern, Public Works Director/City Engineer
SUBJECT: Fiscal Year (FY) 2025/26 Second Quarter Report on the Capital Improvement Program

Approved and
Forwarded to the
City Council

Background and Analysis

This report summarizes the status of the various projects in the City of Oakley Capital Improvement Program (CIP) at the end of the Second Quarter for FY 2025/26.

The City's CIP is a multi-year forecast of capital needs that includes new construction projects and planned improvements to existing facilities. The CIP establishes structure by identifying, prioritizing, approving, and funding capital improvement projects. Since the demand for capital projects typically exceeds the amount of available funds, projects are prioritized based on the City Council's Strategic Goals.

The following highlights some of the projects and their progress in the Second Quarter of FY 2025/26 (October-December 2025):

1. Oakley Regional Community Park Project

Project # 176
Schedule: Project Master Planning is underway
Budget: \$200,000
Funding Source: TBD

This project transforms a 55-acre site at the end of Sellers Avenue that was given to the City as part of the development agreements with the Emerson, Gilbert, and Burroughs development projects. This site had several deteriorated structures related to a dairy farm that had been closed for decades. The first phase of this project was to demolish and remove the abandoned structures, which were a safety concern, and to clean up the site. This task was accomplished in the summer of 2019. In March of 2021, the City applied for a State Proposition 68 grant to fund the first phase of this project and did not qualify for the grant. The construction of the Oakley Regional Park will span several years as funding is secured through a combination of Grants and local funds. A new Master Planning study of this site was prepared and approved by the City Council in spring 2024. The study outlined the community and City Council preferences on the features that this park would have and will be used to pursue grant funding for the implementation of this park master plan over the coming years.



2. Piper Lane Drainage Channel Trash Capture Device Project

Project # 189

Schedule: Preliminary Design Completed

Budget: \$0

Funding Source: TBD

The Piper Lane drainage channel is the largest drainage outfall from City to the Delta, which the City is responsible for its maintenance and operation. This channel flows freely to the Delta and under the permit issued to the City by Regional Water Quality Control Board (RWCQB) cannot convey trash to the open waters of Delta. Historically, large amounts of trash and debris were transported to the Delta through this channel. This project will construct a new trash capture device at the upstream end of the channel near Vintage Parkway which will stop trash from flowing into the Delta and put the City in compliance with the RWCQB permit. Staff continues to pursue grant opportunities to fund the completion of the design and construction of this project.

3. Main Street / Rose Avenue Intersection improvement Project

Project # 211

Schedule: Design is underway

Budget: \$250,000

Funding Source: Main Street Fund and \$50,000 Reimbursement from ISD

The Main Street/Rose Avenue intersection has operated as a stop sign controlled intersection over the past few decades. This mode of operation is not sustainable and cannot accommodate the additional traffic flows on Main Street and the newly expanded maintenance facility of Diablo Water District and Ironhouse Sanitary Sewer District. The Ironhouse Sanitary Sewer District is collaborating with the City and contributed \$50,000 towards the design of improvements at this intersection which includes new curb, gutter, ADA ramps, sidewalks and a new traffic signal. The design of the project is 65% completed, and construction of this project is anticipated to be started in summer 2026 pending availability of funds for construction.

4. East Cypress Road Widening (Knightsen Avenue to Jersey Island Road) Project

Project # 247

Schedule: Construction is underway

Budget: \$19,180,000

Funding Source: Traffic Impact Fee Fund, Gas Tax, RMRA, Measure J



The growth and development of new subdivision projects along the East Cypress Road corridor have necessitated various infrastructure improvements to accommodate the increased traffic volumes on this road. This project will widen and improve East Cypress Road from Knightsen Avenue to west of Jersey Island Road. The improvements will include a curb, gutter, sidewalk and a median island. The northern half of the improvements are nearly completed with paving slated for late spring 2026. Traffic will be shifted to the north to allow for the contractor to complete the southern half of the improvements. The construction of this project is anticipated to be completed by fall 2026.

5. Downtown Storm Drain (Area 29D) Improvement Project

Project # 252
Schedule: Preliminary Design Completed
Budget: \$0
Funding Source: Stormwater

The Contra Costa County Flood Control District years ago established drainage zones throughout the County for storm water detention and treatment. These zones included detention basin (i.e. Freedom Basin, Del Antico Basin, etc.) and a network of underground pipe systems to convey storm water runoff from City's streets to these basins. All parts of the storm drain system in Zone 29D have been constructed over the past few decades with the exception of the pipe from north of Main Street, just east of Miguel Drive to the edge of the railroad right of way and south of Main Street, to Fuschia Way. This project will design and construct the storm drain system which will complete all the improvements in this zone. As part of this project, new curb, gutter, and sidewalk will be constructed along Main Street from Vintage Parkway to Gardenia Avenue and enhance development opportunities in this section of Downtown in accordance with the Downtown Vision plan that was adopted by City Council. The preliminary design of this project is completed, and final design and construction will begin once funding is secured.

6. O'Hara Avenue / Carpenter Road Intersection Improvement Project

Project # 263
Schedule: Design is completed
Budget: \$450,000
Funding Source: Traffic Impact Fee Fund

The construction of Carpenter Road from Rose Avenue to Cinnamon Ridge Drive as part of a private subdivision development project has opened this important east/west



roadway corridor for the community. This section of Carpenter Road will increase traffic flow at the intersection of O'Hara Avenue / Carpenter Road. This project will improve the traffic operations at this intersection by constructing protected left turn lanes on Carpenter Road on both the westbound and eastbound approaches to O'Hara Avenue. Additional improvements include the installation of a video detection system and reconfiguration of the striping at this intersection. Staff have ordered the traffic signal poles for this project and slated to be installed by the City's traffic signal maintenance contractor. The design for the roadway improvements part of the project has been completed, and staff will solicit bids for the construction phase of work. It is anticipated that construction of this project will be completed by fall 2026.

7. Main Street / Delta Road Intersection Improvement Project

Project # 268
Schedule: Design is underway
Budget: \$200,000
Funding Source: RMRA

The Main Street/Delta Road intersection has operated as a stop sign controlled intersection over the past few decades. This mode of operation is not sustainable and cannot accommodate the additional traffic flows on Main Street and far east Oakley that use Sellers Avenue and Delta Road to access Main Street. The improvements for this project include a new traffic signal at this intersection. The design of the project is 65% completed, and construction of this project is anticipated to be started in summer 2026 pending availability of funds for construction.

8. Laurel Road Extension Project (Teton Road to Sellers Avenue)

Project # 273
Schedule: Design and Right of Way Acquisition pending additional funding
Budget: \$660,000
Funding Source: Traffic Impact Fee Fund, RMRA

This Project will extend Laurel Road from Teton Road to Sellers Avenue, providing an alternate and much needed secondary route for the residents of far east Oakley along East Cypress Road. Currently, the only major access in and out of far east Oakley is via East Cypress Road. This current route along East Cypress Road passes by an elementary and middle school and crosses the Burlington Northern Santa Fe (BNSF) railroad tracks. Traffic volumes have increased over the years and continue to grow with the new housing developments in far east Oakley. Extending Laurel Road from Teton Road to Sellers Avenue will provide much-needed direct access to Highway 4



and job centers in the Bay Area and reduce traffic congestion from East Cypress Road. This project will construct a new bridge across the BNSF railroad tracks and construct a new 4-lane roadway with curb, gutter, sidewalk, medians, and streetlights. In addition, a new traffic signal will be constructed at the intersection of Laurel Road and Sellers Avenue. The preliminary design of this project is completed. Staff is preparing the Request for Proposals for the design of this project. A design firm will be selected pending availability of funds to move this project forward with design. Staff will be working on the Right of Way Acquisition process and securing funding for the construction of this project, which is estimated to be nearly \$40M.

9. Laurel Road Widening Project (O'Hara Avenue to Cloverbrook Avenue)

Project # 280

Schedule: Construction is completed

Budget: \$9,227,000

Funding Source: Traffic Impact Fee Fund, ARPA, Streets Rehab Fund, RMRA

Laurel Road from O'Hara Avenue to Cloverbrook Avenue is the last section of Laurel Road that needs to be widened and improved. Laurel Road is a major Arterial Road and the City's designated truck route with a direct connection to Highway 4. This section of Laurel Road has not been widened or improved due to the lack of Right of Way and is starting to deteriorate due to the large volume of vehicles that use Laurel Road every day. Staff worked for the past few years with the property owners at the intersection of Laurel Road and O'Hara Avenue and secured the necessary right of way for the roadway widening. The construction of this project was completed November 2025 and complements the new Safeway Shopping Center.

10. Enrico Cinquini Park Construction Project

Project # 281

Schedule: Construction is underway

Budget: \$6,700,000

Funding Source: Park Impact Fee Fund and Reimbursement of \$850,000 from HUD

The developer of the Stonewood Subdivision, a collection of 262 lots, was conditioned to construct a new park (Enrico Cinquini Park) at the intersection of Rose Avenue and Carpenter Road. The obligation of the developer is the total amount of their Park Impact Fee (\$2.1M), which would not be sufficient to construct this park and its associated facilities and features. As a result, the City will design and construct this park by utilizing the Park Impact Fee obligation of the developer, as well as supplementing it with additional City Park Impact fees. This beautiful and feature



packed park for the community will include a new natural turf field, site grading, landscaping and irrigation, a half basketball court, a bocce ball court, a cornhole court, a splashpad water feature, a playground, restroom, and a covered picnic area. The construction project is currently underway anticipated to be completed by early 2027.

11. East Cypress Road Widening (Jersey Island Road to Bethel Island Road) Project

Project # 302

Schedule: Construction is underway

Budget: \$25,018,000

Funding Source: East Contra Costa Regional Fee & Finance Authority (ECCRFFA), Traffic Impact Fee Fund, ARPA

The growth and development of new subdivision projects along the East Cypress Road corridor have necessitated various infrastructure improvements to accommodate the increased traffic volumes on this road. This project will widen and improve East Cypress Road from Jersey Island Road to Bethel Island Road. The improvements will include roadway widening, bicycle lanes, curb and gutter, sidewalks, traffic signals, underground utilities, and median landscaping. The widening will complement the similar improvements that are being constructed on East Cypress Road from Knightsen Avenue to west of Jersey Island Road. The construction of this project is underway. Rough grading is completed and wet utilities are currently being installed. This project is anticipated to be completed by early 2027.

12. East Cypress Road Widening at CCWD Canal Crossing Project

Project # 310

Schedule: Construction is underway

Budget: \$11,000,000

Funding Source: Traffic Impact Fee, General Capital Project Fund, Gas Tax, and Streets Maintenance and Rehab Fund

CCWD has undertaken the process of replacing the open canal in Oakley from the canal crossing near Main Street and has extended eastwards behind the Cypress Grove, Emerson, Delaney, and Burroughs subdivisions up to east Cypress Road. CCWD has also undergrounded the remainder of this canal from south of East Cypress Road to its connection point at Rock Slough. The existing canal crosses East Cypress Road and will have to be replaced as part of the City's East Cypress Road widening project. The City is collaborating with CCWD in all phases of the canal underground project and at East Cypress Road. The City will take the lead in undergrounding the canal and construction of the new and widened roadway. This



project will not only underground approximately 600' of the open canal but also widen East Cypress Road to City standards to complement and connect to the improvements that are being constructed on this roadway as part of CIP 247 and CIP 302. The construction of this project is underway with the northern half of the canal undergrounding completed. The southern half of the canal undergrounding is slated for completion this summer. The overall project is anticipated to be completed by the end of 2026.

13. Oakley Library & Community Center Project

Project # 318

Schedule: Design is underway

Budget: \$12,000,000

Funding Source: Special Community Projects Fund, General Fund, Public Facilities Impact Fee Fund

The new Oakley Library and Community Center will be constructed at Civic Center campus and adjacent to the Civic Center Park. This project will not only provide a much-needed Library for the community but also provide space for a wide range of community services and uses, including an Emergency Operations Center. The City in collaboration with other stakeholders has committed \$13 M to fund the design and construction of this project. The team of project architects and staff are currently working on the design of this project, and it is anticipated that the construction of the project will start later this year and be completed by end of 2027.

14. Freedom Basin Restroom Project

Project # 331

Schedule: Design underway

Budget: \$700,000

Funding Source: Lighting and Landscape District

Freedom Basin has lacked a permanent restroom facility for years, despite heavy use by youth sports leagues and City programs. Currently, leagues rely on renting portable restrooms, which have led to numerous operational issues, including vandalism, accidents, and unsanitary conditions. This project will construct a permanent, vandal-resistant restroom facility consisting of a precast concrete building. The new restroom will connect to Freedom High School's water and sewer infrastructure, providing potable water access to the park for the first time. A drinking fountain will be installed on the exterior of the building to further support park users. Design is underway and construction is slated to start Summer 2026.



15. FY 2025/26 Street Repair and Resurfacing Project

Budget: \$2,600,000 Total between CIP 333A and CIP 333B

Project # 333A

Schedule: Construction is completed

Funding Source: Gas Tax RMRA, Street Maintenance & Rehab Fund

Each year the pavement conditions change due to wear and tear, and the streets must routinely undergo preventative maintenance to ensure their functionality. The City uses this annual project to perform rehabilitative and preventative maintenance on the public street network through a series of dig-outs, crack sealing, slurry sealing, pavement overlays and removal and replacement of the asphalt surface on streets where it has failed. This project included street repair and resurfacing in two subdivisions, California Dawn (off of West Cypress Road) and California Jamboree (off of Laurel Road). The construction of this project was successfully completed in December 2025.

Project # 333B

Schedule: Design underway

Funding Source: Gas Tax RMRA, Street Maintenance & Rehab Fund

Each year the pavement conditions change due to wear and tear, and the streets must routinely undergo preventative maintenance to ensure their functionality. The City uses this annual project to perform rehabilitative and preventative maintenance on the public street network through a series of dig-outs, crack sealing, slurry sealing, pavement overlays and removal and replacement of the asphalt surface on streets where it has failed. This project included street repair and resurfacing in the following subdivisions: Teakwood Neighborhood, Magnolia Park Neighborhood, and Big Bear Neighborhood. The design phase of this project is 65% completed. The construction of this project is slated for Summer 2026 pending approval of funds for construction.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety goals.

Fiscal Impact

Each project listed in this report has a budgeted source of funds which has been approved by the City Council. These sources include Grants, Gas Tax, Measure J Sales Tax, Traffic Impact Fees, General Fund, Main Street Fund, and other Special Use funds. There is no fiscal impact associated with this CIP Update, this report is solely for informational purposes, and no funding allocations are requested.



Staff Recommendation

The Oakley City Council should provide comments and input to staff on the CIP report for the Second Quarter of FY 2025/26 and accept the report.

